

# Woods Creek HOA Quarterly Newsletter

Current board member contact information is as follows:

**President**

Mike Strobel  
815-409-2351

**Vice President**

Dennis Robinson  
815-728-7355

**Treasurer**

Michelle Robinson  
815-728-7355

**Secretary**

Tam Bieszczad  
815-728-0203

**Coordinator**

Jen Bieszczad  
815-728-0203

**A reminder to all residents:**

- Trailers are not allowed in your driveway or yard.
- Parking is not allowed on the grass of your property, nor on paver bricks around your driveway. Paver bricks are to be used for decoration only.
- You must obtain a permit BEFORE putting up a fence, pool, shed or any other structure.
- Grass must be kept cut and free of weeds. For corner houses, both the front and side of the property that are along the streets must be cut, including between the sidewalk and curb on the side around the corner.
- While we encourage homeowners to enjoy walking around the pond area, it is posted that there is to be NO SWIMMING, FISHING, BOATING OR SKATING ON THE POND. The reason for this is the financial liability that will be incurred by ALL homeowners within the association should someone fall into the pond and drown or become sick due to the poor quality of the water. For example, if the Association is sued for \$10 million, our insurance will cover the first \$2 mil and WE ALL will have to split the remaining \$8 mil at about \$55,172 PER HOUSEHOLD. The Board feels this is an unacceptable risk for our neighborhood and we have been advised that the Wonder Lake police will make arrests if these activities are reported by the Board.

The new HOA website is up and many functions are already in place. You may log in and take a look at <http://www.woodscreekhoa.com>. If you have any questions or problems accessing the site, please feel free to contact the Secretary directly at [tsb@warrior-poet.org](mailto:tsb@warrior-poet.org).

The landscapers will be cutting the grass every Monday unless it rains too much to cut that day or it is a holiday. In that event the grass will be cut on Tuesday or as soon as weather permits.

Mosquito spraying will take place this summer beginning 6-13 due to the extremely wet spring we had this year. They will spray on Thursday nights. We will re-evaluate whether we need it for next year after we see how it goes.

As Always, we are open to questions, comments and suggestions so please submit any new ideas in writing to **Woods Creek HOA PO BOX 70 Wonder Lake, IL 60097**  
Or you may submit your questions, comments or requests online via the website at <http://www.woodscreekhoa.com> and select the "Board" link on the menu across the top.



## Garbage and Recycling Bins

All garbage and recycling bins must be kept out of sight behind a full enclosure if kept outside or must be kept in the garage per HOA By-Law Article 3.2-J. which states: ***“All Lots shall be used for residential dwelling purposes only. Each Owner shall maintain or cause to be maintained its Lot and all improvements located thereon,***

***including, but not limited to, the exterior of any building or buildings, pedestrian walks, driveways and landscaped areas, in a clean, sightly and safe condition, and each Owner shall at all times cause the prompt removal of all papers, debris, junked vehicles, refuse and other unsightly objects and materials therefrom and the removal of snow and ice from paved areas, when and as required. Garbage shall be placed in receptacles provided therefore, and if outside, shall be properly screened.”***

This also applies to homes which are in need of having their trim repainted as well as any that are missing pieces of siding or soffit. These items must be properly maintained.

In addition, any trees on your property including the area in front of your house between the sidewalk and curb, must be kept trimmed so that pedestrians may walk on the sidewalk without being obstructed by low-hanging branches.

Fines of \$50 will be issued for any of the above violations still observed as of July 15<sup>th</sup>. If not taken care of, fines will increase by \$50 each month the violation is evident (i.e. \$100 the next month, \$150 the month after that). Unpaid fines for any violation will be sent to the attorney for collection.

## Renting or leasing of property

Per Article 10 of the HOA By-Laws: ***“Any lease agreement between an Owner and a lessee shall be in writing and shall provide that the terms of such lease are subject in all respects to the provisions of this Declaration, the Articles of Incorporation, By-Laws and rules and regulations of the Association, and that failure by the lessee to comply with the terms of such documents shall be a default under the lease. To verify this, a Rider, which can be obtained from the Board, must be signed and attached to every lease and returned to the Board. Notwithstanding, no lease is to be less than thirty (30) days. Other than the foregoing, there is no restriction on the right of any Owner, including Declarant or Developer, to lease any Lot it owns.”***

## May HOA Quarterly Meeting Minutes

All 5 board members were in attendance along with 5 homeowners.

Meeting was called at 7:06PM.

Items:

- 1) Vice President went over the minutes from the last quarterly meeting.
- 2) Treasurer discussed the financial report for the quarter.
- 3) Discussion of foreclosures (6) in the neighborhood.
- 4) Reported 92% of the dues were paid. Six unpaid dues went to our attorney for collection.
- 5) Discussed the incident on Fen Trail where a homeowner was evicted by the bank that foreclosed the property. The homeowners' possessions were removed to the front yard. This is NOT a HOA Board responsibility. That responsibility comes from the bank's attorneys and whatever contractor was hired to remove the items and change the locks. They have 24 hours to clean up the belongings if the homeowners do not claim them. This all falls under state law, and nothing to do with HOA Bylaws or the Board. We weren't even notified the event was going to take place.
- 6) Dues next year will ONLY be accepted by mail to the PO Box in the form of a check or money order, or paid on the website via Paypal. We will no longer accept dues at the front door of the Treasurer's house at all hours of the day or night, even in some cases having been walked up and deposited over Easter Sunday this year. Everyone knows when the dues are to be submitted well in advance so there is no excuse for not getting them mailed in time. If there is a last minute payment needed, it will have to be by Paypal on the website.
- 7) Secretary discussed how to access the website and what features were available so far.
- 8) Coordinator discussed the Bylaw violation process (i.e. warning letter and then fine sent certified mail.) If not paid, these fines will go to the attorney for collection and lien on property. We will not be chasing people down for payment, the attorney will handle all of that for us.
- 9) Coordinator outlined some of the more frequent violation complaints: mostly nuisance violations – debris in or around yards; trailers in yards; and other similar complaints.
- 10) President discussed the landscaping and AAA Landscapers. There is also a proposal to have them handle the shoveling of the sidewalks around the pond area.
- 11) Discussed mosquito spraying and determined we should go ahead and spray again this year after all of the rain we had early in the year.
- 12) Structural violations including missing siding and other home maintenance is being scrutinized by the village and they will be citing for these occurrences.
- 13) Questioned whether we should have plow stakes at the corners of all the streets to avoid having the plows dump the snow there. Many children have their bus stops at these locations and safety is a concern.
- 14) Board elections will be held at the next meeting in August if anyone is interested in taking over one of the positions. People also need to realize this is a part time volunteer job that we do in addition to our full-time jobs. Courtesy should be considered when calling at all hours and visiting board members' homes with complaints.
- 15) Floor opened for homeowner discussion.

Meeting adjourned at 8:20PM.

# Expense Report

Purpose: Woods Creek Home Owners Association 2013 Expense Report  
 Date Range: 2/5/2013 thru 5/7/2013  
 Meeting Date: Homeowners Association Meeting May 7, 2013

Date	Description	Debits
<b>Checking Acct Balance:</b>	<b>2/5/2013</b>	<b>\$4,810.71</b>
<b>Deposits:</b>		
2/20/2013	Teller Deposit	\$2,455.00
3/20/2013	Teller Deposit	\$8,815.00
3/25/2013	Teller Deposit	\$2,550.00
4/22/2013	Teller Deposit	\$8,700.00
<b>Total Deposits</b>		<b>\$22,520.00</b>
<b>Expenses:</b>		
3/14/2013	2080- Franz and Quance Attorneys	\$ (800.00)
3/20/2013	2082- Com Ed Electric	\$ (50.87)
3/20/2013	2084- Office Depot- Copies, Envelopes, Ink, Paper	\$ (345.32)
3/22/2013	2086- Postmaster- Postage for mailing	\$ (175.60)
3/26/2013	2083- Secretary of State Annual Agent Registration fee	\$ (10.00)
3/19/2013	2085- Mike Strobel Reimbursement of expenses( liens, fees, mailings)	\$ (389.06)
4/9/2013	2087- Environmental Technology Fountain & lights dep install, storage	\$ (1,000.00)
4/25/2013	Chargeback fee of return check	\$ (4.50)
4/25/2013	Chargeback of check- returned HOA dues check	\$ (150.00)
4/30/2013	AAA Landscaping (April Landscaping, Mulch, Edging and clean-up)	\$ (1,186.00)
<b>Total Expenses:</b>		<b>(4,111.35)</b>
<b>Checking:</b>	<b>Acct Balance as of: May 7, 2013</b>	<b>\$23,219.36</b>
<b>Savings:</b>	<b>Acct Balance as of: May 7, 2013</b>	<b>\$6,520.27</b>
	<b>Overall Account Balances as of: May 7, 2013</b>	<b>\$29,739.63</b>