

Woods Creek HOA Quarterly Newsletter

Current board member contact information is as follows:

<u>President</u>	<u>Vice President</u>	<u>Treasurer</u>	<u>Secretary</u>
Mike Strobel	Dennis Robinson	Michelle Robinson	Tam Bieszczad
815-409-2351	815-728-7355	815-728-7355	815-354-2824

Complaints of crime are increasing in our neighborhood. There have been a series of various items being vandalized or stolen. Several people have reported missing or broken lawn ornaments, flags, toys and other objects from their yards. One homeowner noticed a pair of young men (18 to early 20s) checking cars parked outside to see if they were locked around 2:00AM a few nights ago. One of the vacant homes on Brookside was broken into. It is not known if anything is missing as the previous occupants have abandoned the home with all possessions left behind. Clear tape has been strung across the street between trees near the pond again (more of a prank than a crime).

Please be vigilant of what you see happening around the neighborhood and report ANY suspicious activities to the police.

The foreclosure rate is rising again and more vacant homes mean more tall grass if the banks don't send someone to cut it. The banks are responsible for the maintenance of the house and property, not the HOA. Once the property is in foreclosure we cannot levy any fines to persuade action. However, if you file a complaint with the Village they can be ticketed as it is a Village ordinance. Please feel free to do so... frequently.

On the topic of Village Ordinances, the ordinance officer has been out patrolling and issuing tickets for items such as uncut grass, excessive weeds and parking over the sidewalks.

An ordinance item to watch out for that you may not be aware of: if you own a pool that is 48 inches tall or less it **MUST** be enclosed by a fence. If a small child wanders into your yard and is able to climb into the pool they can easily drown. To reiterate, ANY pool, temporary or permanent, that is 48 inches **OR LESS**, **MUST BE** secured behind a fence.

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.

November HOA Quarterly Meeting Minutes

Three board members were in attendance along with 7 homeowners.

Meeting was called at 7:07PM.

Items:

- 1) Vice President went over the meeting minutes from the last quarterly meeting in February.
- 2) Vice President went over the quarterly ledger and finances in Treasurer's absence. There were 116 homes that paid the annual HOA Dues and 29 have not.
- 3) Contracts have been started for landscaping and mosquito control.
- 4) Discussed 3203 Brookside. Forcible Entry & Detainer proceedings halted due to bank auctioning the property at the last minute. Once the bank files with the court that they believe the "Lis Pendens" (meaning: suit-pending if someone else with an interest in the property such as mortgage company or owner contests our motion for proceedings) is not proper, they can then file suit to have it expunged. When the mortgage company found out the HOA took possession of the home they did just that. The home was then put up for auction on 5/6/14. We can recover the last 6 months of attorney's fees and 2014 dues only from the new buyer. We will lose about \$2,000.00 on the property in accumulated attorney fees for our case. However, we have gained a total of \$13,000 in past dues, liens and fees from other properties so the total gains in our legal pursuits to date are about \$11,000 for 2013 and 2014.
- 5) Fountain was moved back out closer to the center of the pond.
- 6) Bubblers for the pond would cost about \$2800 if we get them, plus the electric line run.
- 7) President mentioned the soccer field was vandalized. Police called President and notified of sprinkler heads and other damage to field.
- 8) President discussed several homeowners have reported other vandalism.
- 9) President hasn't issued any by-law violations in a couple weeks. Will this week. No more warnings for garbage cans. Siding violations will be issued on a couple homes as well.
- 10) Secretary reported 36 Dues payments were made via PayPal on the website. More than expected for first year.
- 11) A By-Law Violations section will be added to the site this year to help keep track of violation processing on the Board end and help homeowners monitor what violations are being issued on their end.
- 12) Trees were postponed due to landscaper having an organ transplant and need to wait until dues collection is finished.
- 13) Floor opened to questions.

Meeting adjourned 7:44PM

Expense Report

Purpose: Woods Creek Home Owners Association 2014 Expense Report
 Date Range: 2/11/2014-5/13/2014
 Meeting Date: Homeowners Association Meeting May 13, 2014

Date	Description	Debits
Checking Acct Balance:	2/11/2014	\$8,371.92
Deposits:		
Deposit	3/24/2014	\$8,482.84
Deposit	3/25/2014	\$150.00
Deposit	4/16/2014	\$7,200.00
Paypal Transfer from website to checking	5/13/2014	\$5,257.00
Total Deposits		\$21,089.84
Expenses:		
2/14/2014	2131-Dennis Robinson- Reimbursement of Lock change, fans, tape, cleaning supplies	\$ (136.51)
3/3/2014	2132- Office Depot- Copies, Envelopes, Stamps for Newsletter mailing	\$ (493.45)
3/4/2014	2133- Postmaster- Additional Postage for large Envelopes	\$ (31.50)
3/18/2014	2127- Kovitz, Shifrin, Nesbit- 2 properties law suits	\$ (591.00)
3/18/2014	2137- Kovitz, Shifrin, Nesbit- Foreclosure Monitoring/lawsuits	\$ (1,061.45)
3/20/2014	2134- Com Ed February Service	\$ (29.43)
3/20/2014	2136- Com Ed March Service	\$ (29.87)
3/26/2014	NSF Check Chargeback- HOA homeowner payment check return	\$ (150.00)
3/26/2014	NSF Check Fee	\$ (7.50)
3/31/2014	2135- AAA Landscaping Jan, Feb, Mar SnowBlowing	\$ (3,750.00)
4/7/2014	2138- Reimbursement over overpymt of dues to new homeowner- pd 200.00	\$ (50.00)
4/9/2014	2139-3203 Brookside Cleaning Services- pipes burst in Jan/ food, debris and garbage left in home	\$ (500.00)
4/18/2014	2140-3203 Brookside Drywall and carpet removal, water damage	\$ (500.00)
4/19/2014	2141-3203 Brookside Forcible Entry and Detainer locks changed house secured for the HOA	\$ (375.00)
Total Expenses:		\$ (7,705.71)
Checking:	Acct Balance as of: May 13, 3014	\$ 21,756.05
Savings:	Acct Balance as of: May 13, 2104	\$6,623.84
	Overall Account Balances as of May 13, 2014	\$28,379.89