

Woods Creek HOA Quarterly Newsletter

Current board member contact information is as follows:

President

Dennis Robinson
815-728-7355

Vice President

Rochelle Nostwick
815-404-1264

Treasurer

Michelle Robinson
815-728-7355

Secretary

Tam Bieszczad
815-354-2824

Coordinator

Frank Laureys
847-651-6013

As the snow is now upon us, please remember that the plowing of the streets is the responsibility of the Village of Wonder Lake. Any concerns should be directed to them, not the Board.

Homeowners are responsible for clearing their driveways and sidewalks of snow and ice. This includes the sidewalks on the side of corner houses as well as in front.

Violations with fines will be issued for snow that is not cleared within 24 hours after 2” snowfall or greater. As a guideline, if two adults cannot easily pass each other on the sidewalk without someone walking in the snow... your sidewalk is NOT CLEAR. A 10” path made with a kids shovel is not a cleared sidewalk.

The budget for next year will be mailed to all homeowners with an important letter explaining the reason behind the increase of the dues to \$200/yr.

More information regarding the Emerald Ash Borer problem, and how you can save your trees, will be coming soon. Nothing can be done until Spring, so there is plenty of time to prepare. Watch the website for more details as they become available.

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

5 board members were in attendance along with 9 homeowners.

Meeting was called at 7:01PM on 11/11/14.

Items:

- 1) President mentioned that the previous quarterly meeting minutes will no longer be read at these meetings because they are available online on the HOA website.
- 2) The projected expenses were over the previous year's budget largely because of the snow removal expense last year. Estimated at around \$25,000 and only took in \$21,000 in HOA dues. That is why the tree replacement plans were postponed as well as other maintenance. We are still working on the details for next year's budget.
- 3) Treasurer went over the expense report.
- 4) Dues will be raised for next year. A letter will be going out to all homeowners with a copy of the budget showing the shortage for 2015. The dues have not been raised from the original amount when the HOA was started but the expenses have increased over the years.
- 5) We have 1 current lawsuit against a homeowner for non-payment of dues.
- 6) There are 12 homes in foreclosure again in the neighborhood.
- 7) President explained budget necessities as outlined within the by-laws.
- 8) Coordinator discussed the problem in the neighborhood regarding the Emerald Ash Borer that has begun to infest our area and damage trees. More info will be presented on the website. We discussed a plan to treat some of the trees until they can be replaced. Homeowners will also need to treat their own trees. There is a treatment that can be purchased from some local hardware stores.
- 9) Discussed snow removal from sidewalks/driveways and plowing of the streets. In particular the responsibilities of the Village vs. the homeowners.
- 10) Coordinator discussed by-law violations, in particular the trailers in driveways and garbage cans being left out.
- 11) Floor open to questions...

Meeting adjourned at 8:12PM.

Expense Report

Purpose: Woods Creek Home Owners Association 2014 Expense Report
Date Range: 8/12/14 to 11/11/14
Meeting Date: Homeowners Association Meeting November 11, 2014

Date	Description	Debits
Checking Acct Balance:	8/12/2014	\$16,748.02
Deposits:		
Deposit	8/14/2014-Paypal Transfer	\$1,000.18
Total Deposits		\$1,000.18
Expenses:		
8/13/2014	Paypal Test	\$ (1.95)
8/21/2014	Debit - Secretary of State Registered Agent Transfer	\$ (32.00)
8/22/2014	Staples- Sign for front Entrance	\$ (189.11)
9/16/2014	2159- Kovitz Shifrin Nesbit	\$ (240.76)
9/17/2014	2156- Com Ed	\$ (151.07)
9/17/2014	2157- Com Ed	\$ (153.72)
9/18/2014	2158- Clarke Environmental Services	\$ (2,180.00)
9/30/2014	2162- USPS Post Office Box Renewal Fee	\$ (99.00)
10/6/2014	2166- Kovitz Shifrin Nesbit	\$ (389.16)
10/7/2014	2163- Tam Blesczad Website Annual Fee Reimbursement	\$ (119.40)
10/10/2014	2164- AAA Landscaping Aug & Sept mowing	\$ (1,674.00)
Total Expenses:		\$ (5,230.17)
Checking: Before	Acct Balance as of:	
Transfer from Checking to Savings	November 11, 2014	\$ 12,518.03
Checking: Current	11/6/2014 (Capital Reserve replenish)	\$ (5,000.00)
Savings:	Acct Balance as of:	
	November 11, 2014	\$ 7,518.03
	Acct Balance as of:	
	November 11, 2014	\$11,125.38
	Overall Account Balances as of November 11, 2014	\$ 18,643.41