

# Woods Creek HOA Quarterly Newsletter

Current board member contact information is as follows:

**President**

Dan Dycus  
815-728-7463

**Vice President**

Terry Flick  
815-276-3072

**Treasurer**

Michelle Robinson  
815-728-7355

**Secretary**

Tam Bieszczad  
815-310-0177

**Coordinator**

Mike Strobel  
815-409-2351

There is a new form on the website under the “Neighborhood” tab at the top menu for “Complaints / Violations.” Please fill out the form if you have any complaints to file with the Board or to report any By-Law violations.

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.woodscreekhwa.com> and select the “Board” link on the menu across the top.

## **August HOA Quarterly Meeting Minutes**

4 board members were in attendance along with 17 homeowners.

Meeting was called at 7:00PM on 08/9/16.

Items:

1. President discussed his dissatisfaction with the landscaping work provided by Sun Systems.
  - a. No scheduled time to mow.
  - b. We are over budget on landscaping due to extra mulch being purchased without Board approval in the amount of \$1300.
  - c. Either will not mow for homeowners, or overcharges if they do.
  - d. Brush-hogging done very poorly and charged \$1000. Not paid due to contract not being followed. Frank advised it was a miscommunication and wants it paid.
  - e. There is a clause that we can cancel at any time if not satisfied. Will consider.
2. President read a letter from Frank who was not in attendance.
3. President read his own letter addressing the homeowners and the Board.
4. Treasurer reports 97% of dues paid.
5. Five homes went to attorney: 1 rental, 2 vacant and 2 active homeowners
6. There are still 2 homeowners on payment plans: 1 for \$100/mo and 1 for \$150/mo until paid.
7. Treasurer feels the next Board should make it a priority to create a welcome packet for new homeowners so they know what is expected of them as residents of our neighborhood.
8. Elections held for all positions except Secretary.
9. New Board members are President: Dan Dycus, Vice President: Terry Flick, Coordinator: Mike Strobel.

Meeting adjourned: 7:49PM

# Expense Report

**Purpose:** Woods Creek Home Owners Association 2016 Expense Report  
**Date Range:** 5/11/2016 to 8/9/2016  
**Meeting Date:** Homeowners Association Meeting Aug 9, 2016

Date	Description	Debits
<b>Checking Acct Balance:</b>	<b>Last balance on 5/10/2016</b>	<b>\$27,668.62</b>
<b>Deposits:</b>		
<b>Deposit</b>	<b>ZERO</b>	<b>\$0.00</b>
<b>Total Deposits</b>		<b>\$0.00</b>
<b>Expenses:</b>		
6/6/2016	2224- Com Ed April/May Service	\$ (201.30)
6/6/2016	2225- Kovitz Shifrin Nesbit	\$ (79.50)
6/1/2016	2223- Sun Systems	\$ (3,155.00)
6/9/2016	2220- Secretary of State Fee	\$ (13.00)
7/13/2016	2207- Tam Bieszczad- Web Host	\$ (119.40)
7/15/2016	ACH Debit- Travelers Insurance Annual Insurance Premium	\$ (2,880.00)
7/22/2016	2227- Clarke Mosquito Abatement June and July Service	\$ (2,180.00)
7/19/2016	2229- Com Ed- June/July Service	\$ (285.10)
7/19/2016	2228- Sun Systems	\$ (1,665.00)
7/20/2016	Service Fee for Account	\$ (0.20)
<b>Total Expenses:</b>		<b>\$ (10,578.50)</b>
<b>Checking:</b>	<b>Acct Balance as of: Aug 9, 2016</b>	<b>\$17,090.12</b>
<b>Savings: Capital Reserves</b>	<b>Acct Balance as of: Aug 9, 2016</b>	<b>\$8,818.78</b>
	<b>Overall Account Balances as of Aug 9, 2016</b>	<b>\$ 25,908.90</b>

Homeowner of Record in Attendance

Address

1 Sarah + Dan Dycus	9411 Creekside
2 on aris family	9511 Primm creek Rd
3 PETER DUBIN	9414 CREEK SIDE
4 Brad Schumh	9415 creekside
5 Mike Strobel	9409 Creekside
6 Jerry Fick	3205 Pond end
7 Bob Laing	3267 Pond End
8 Steve Laing	3207 Pond End
9 Jeff Young	9416 Creekside Av
10 Shannon Dillon	3202 Fen Trail
11 John Dillon	3202 Fen Trail
12 Dan	9427 Creekside
13 Bill Brunkow	3000 FEN TRL
14 GEORGE KOPULOS	9401 CREEK SIDE DR.
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