

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

Winter has come and soon with it, snow. Plowing of the streets is the responsibility of the Village of Wonder Lake. Any concerns should be directed to them, not the Board. The President is continuing to look into finding someone to clear the sidewalks around the common areas of snow. The areas in front of the well and the park are the responsibility of the village to clear. They will be reminded as needed.

Homeowners are responsible for clearing their driveways and sidewalks of snow. This includes the sidewalks on the side of corner houses. Violations with fines will be issued for snow that is not cleared within 24 hours after 2" snowfall or greater.

Help children of families that cannot afford warm coats this winter! Dave and Robin Secrist have graciously offered to serve as a collection point for "Coat-A-Kid". They will be accepting any gently used coats that anyone would like to drop off for the "Coat-A-Kid" program at 3200 Fen Trail. Unlike last year, this Winter is already proving to be a bitter cold one. Please help them offer warm coats to those kids who will need them. The last day they will be accepting drop-offs will be Thursday Dec. 5th as they need to be turned in by Dave on Friday.

Beginning in 2014 HOA Dues will ONLY be accepted one of two ways:

1. Payment mailed to **Woods Creek HOA PO BOX 70 Wonder Lake, IL 60097**
2. Electronic payment via Paypal on the website (currently in development)

The Treasurer, and other HOA Board members, will no longer be accepting dues drop-offs at their children's school events, at supermarkets while shopping for their families, at their doorsteps at 9PM on Easter Sunday, or any other method we have experienced. PERIOD! It is NOT the HOA Board's fault if someone waits until the last minute to make their payment. Everyone knows when the deadline is for dues submission. There is no excuse for not getting them in on time.

We will also not be chasing homeowners down for payments. Any delinquent payments will be turned over to the attorney for collection including late fees, legal fees and penalties. Liens will be issued as necessary.

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

All 5 board members were in attendance along with 6 homeowners.

Meeting was called at 7:08PM.

Items:

- 1) Vice President went over the meeting minutes from the last quarterly meeting in August.
- 2) VP discussed the fountain being removed for the Winter by Environmental Technologies.
- 3) VP checked to see if we could trade up the fountain for a larger one and we cannot.
- 4) Electrical cord to fountain needs to be replaced in order to reposition it to the center of the pond. The line is too short due to being run over by a lawnmower before it was buried. Neither the landscaper nor the ones who ran the cable could be pinned down as the cause. We will have to absorb the cost ourselves.
- 5) There have been many complaints about the water pressure being too low. Village will not listen to the Board's complaints so perhaps we need to put together a petition of all the homeowners in the association and submit it to the village. A better method would be to have the homeowners all show up to a Wonder Lake Village Board meeting to voice our concerns directly.
- 6) President is trying to get bids for removing the snow on sidewalks around our common areas, but is not having much luck. No one wants to take a job this small.
- 7) Markers will be set in the ground at the corner sidewalks so the snow plows cannot drive the snow up in piles where our children need to meet, or get through to, the school busses.
- 8) The trees that were going to be purchased this Fall and then distributed via lottery of lots that need trees replaced will be done in the Spring instead.
- 9) President has sent letters to the homes that are missing siding. Most are done with repairs. The rest will be receiving violation letters with fines.
- 10) President sent a letter to the owner of 9421 Creekside stating that a home needs to be built on the vacant property as per the By-Laws. This is the house that was demolished due to mold after being vacated by the residents.
- 11) Treasurer went over the 2014 budget and quarterly ledger.
- 12) Treasurer reports about \$11,900 have been recovered in dues, fees from foreclosures, liens, etc.
- 13) About 95% of the year's dues have been paid (138 homes). Two homes are up for Forcible Entry and Detainer (where the HOA Board takes possession of the home and rents it out until the dues, fees and other costs are recovered). There are currently 5 homes that are in foreclosure that our attorney is working on to recoup the dues from the banks.
- 14) Secretary gave an update on the current state of the website. Working on setting up Paypal for the 2014 dues and other new additions.
- 15) Coordinator reported 8 homes corrected the garbage can violations quickly and had their fines reimbursed. Fines will continue to be reimbursed if the violations are corrected in a timely manner.
- 16) Coordinator reminded homeowners to keep the driveways and sidewalks shoveled after snowfall including around the corner if on a corner lot. The entire sidewalk in front of and next to your lot must be clear of snow if on a corner.
- 17) Christmas lights/decorations must be removed by Spring time.
- 18) Floor was opened to any homeowner issues, comments or questions.

Meeting adjourned at 8:23PM.

Expense Report

Purpose: Woods Creek Home Owners Association 2013 Expense Report

Date Range: 8/6/2013-11/5/2013

Meeting Date: Homeowners Association Meeting November 5, 2013

Date	Description	Debits
Checking Acct Balance:	8/6/2013	\$15,889.18
Deposits:		
10/7/2013	Teller Deposit	\$5,766.84
Total Deposits		\$5,766.84
Expenses:		
8/7/2013	2104- Office Depot	\$ (53.49)
8/28/2013	2107- Com Ed	\$ (122.94)
8/28/2013	2108- Kovitz Shifrin Nesbit Attorneys	\$ (512.50)
8/28/2013	2110- Kovitz Shifrin Nesbit	\$ (655.84)
8/29/2013	2105- Environmental Technologies (Repair of Fountain Lock Replacement)	\$ (70.00)
8/30/2013	2106- AAA Landscaping July Svc.	\$ (930.00)
8/30/2013	2106- Wonder Lake Post Office PO Box Annual Fee	\$ (76.00)
9/10/2013	2111- Tam Bieszcad Website, Mail, Postage for Newsletters	\$ (302.31)
9/25/2013	2113- Com Ed	\$ (132.67)
9/25/2013	2114- Kovitz Shifrin Nesbit	\$ (1,039.00)
9/26/2013	2115- Clarke Environmental	\$ (1,068.00)
9/27/2013	2112- AAA Landscaping August Svc.	\$ (744.00)
9/30/2013	2116- Mike Strobel- Lien Releases, Postage	\$ (363.72)
Total Expenses:		\$ (6,070.47)
Checking:	Acct Balance as of: November 5, 2013	\$15,585.55
Savings:	Acct Balance as of: November 5, 2013	\$6,622.55
	Overall Account Balances as of November 5, 2013	\$22,208.10

2014 BUDGET: WOODS CREEK HOMEOWNERS ASSOCIATION

<u>PURPOSE</u>	<u>AMOUNT</u>
<u>LANDSCAPING AND MAINTENANCE:</u>	\$ 7,000.00
MULCH	
WEED CONTROL	
WEEKLY MOWING	
SNOWBLOWING AROUND POND	
<u>TRAVELERS INSURANCE ANNUAL PREMIUM:</u>	\$ 2,508.00
LIABILITY INSURANCE, FOUNTAIN, THEFT	
<u>ANNUAL HOA PO BOX FEE</u>	\$ 80.00
WONDER LAKE POST OFFICE	
<u>FOUNTAIN:</u>	\$ 2,400.00
ELECTRIC BILL- ANNUAL	\$ 1,400.00
MAINTENANCE OF FOUNTAIN	\$ 1,000.00
<u>MAILING EXPENSES & OFFICE SUPPLIES:</u>	\$ 4,000.00
POSTAGE	
DUES LETTERS/ NOTICES INITIAL DUES LETTER	
ATTORNEY	MAY VARY BASED ON AMT OF HOMES SUBMITTED FOR COLLECTION
<u>SECRETARY OF STATE:</u>	\$ 10.00
ANNUAL FEE	
<u>MISCELLANEOUS EXPENSES:</u>	\$ 4,750.00
MISCELLANEOUS	\$ 2,000.00
WEBSITE ONE TIME START UP FEE	\$ 400.00
ANNUAL WEBSITE MAINTENANCE	\$ 350.00
TREE PLANTING/REPLACEMENT	\$ 2,000.00
MOSQUITO SPRAYING	\$ 3,250.00
<u>TOTAL PROJECTED EXPENSES:</u>	\$ 20,748.00
<u>2014 PROJECTED DUES COLLECTIONS:</u>	\$ 21,600.00
144 HOMES @ 150.00	
INCLUDING:	
VACANT PROPERTIES (1)	
<u>SURPLUS</u>	\$ 852.00
*OUR SURPLUS MAY INCREASE BASED ON THE AMOUNT OF PAST DUES, LATE FEES, FINES, COLLECTIONS AND ATTORNEYS FEES.	
RECOUPED \$7000.00 FOR 2013 IN PAST DUES AND ATTORNEYS FEES.	