

# 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

Summer is almost over and it's hard to believe that pretty soon it will be cold again. The past couple months have brought with them a few good storms that included strong winds and even hail. For anyone who sustained any damage to their roof or siding, please be aware that you will need a permit from the Village before you replace either.

Also, in order to obtain the permit you will need a letter from the HOA Board so it can be verified that the anti-monotony codes are being upheld in replacement color choices. In general it is best if the same colors are used in replacing the damaged shingles or siding.

A letter will be going out to all homeowners outlining some of the increasingly common By-Law violations that are popping up and will need to be addressed and enforced by the Woods Creek HOA Board. Please watch for the letter as all homeowners are expected to abide by the tenets of the HOA By-Laws. We are sending this letter out as fair warning that fines will be issued for the violations listed within the letter.

A violation tracking system will also be incorporated into the HOA website whereupon the Board can monitor and more easily distribute necessary violation warnings and enforcements. Homeowners will be able to view the list of violations in effect and acted upon.

Some examples of increasing violations being reported are regarding trailers in driveways, garbage cans in plain view, house trim needing painting, lawn maintenance, tree trimming needed over sidewalks and streets, and other issues. There will undoubtedly be mention of clearing sidewalks and driveways of snow as winter is approaching and it continues to be a problem every year.

All of the rules in the HOA Homeowner Agreement By-Laws are designed to maintain the look of the entire neighborhood and increase the value of our homes as a whole. It is the responsibility of the Board to enforce these rules, while it is also our desire to maintain an atmosphere that is pleasant to live in. As long as homeowners comply with the rules, there will be no need to issue violation notices and fines.

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.

# August HOA Quarterly Meeting Minutes

5 board members were in attendance along with 7 homeowners.

Meeting was called at 7:01PM on 8/11/15.

Items:

1. Ten trees have been planted and 8 trees have been replaced.
2. Front pond was brush-hogged. Looking into clearing the main pond before Winter. May become part of annual maintenance.
3. Bidding will begin for snow removal.
4. Overnight street parking is not allowed and violations will be issued. This includes dead-end streets.
5. Submitted a bill to the attorney for lots owned by Village.
6. Received several complaints about yards not being maintained.
7. Any rented property must have a Rental Rider filed with the HOA Board including a copy of the lease attached. All renter will abide by the By-Laws of the HOA or they can and will be evicted by the HOA.
8. Trees need to be trimmed by homeowners. By-Law 3.3 General Restrictions N states that all planted or landscaped areas on a lot shall be the responsibility of the homeowners for maintenance purposes. It is the homeowner's responsibility to maintain their trees in the parkway. Fines will be issued if this is not taken care of.
9. We will be adding information regarding requesting permits from the Village on the HOA website.
10. Treasurer went over the expense report.
11. Eleven homeowners still have not paid their dues assessment.
12. Vacant properties need to be maintained by the banks or brokers. The HOA Board can report failure to do so to the Village, however we cannot legally mow or shovel snow on the bank's property. This has been a big issue with vacant properties. If there is an issue with a property, contact one of the HOA Board members and we are able to issue violation notices.
13. There are currently 7 vacant properties.
14. Attorney's fees of \$4525.00 will be paid this week. Recouped \$860.88 in fines, \$583.06 in attorney fees and \$1443.94 in late fees.
15. Treasurer received 2 NSF checks for dues payments. One was recouped and working on other.
16. Front entrance is being renovated. Signs are being painted and brick being sprayed.
17. Violations regarding boats, trailers, garbage cans, siding repair and trim painting need to be addressed.
18. There was a toxic spill of driveway sealer into Wonder Lake's water. A hazmat team responded to clean up the spill.
19. The Fire Lane has a surveillance camera watching people illegally cutting through between subdivisions.
20. The playground needed maintenance. Frank called Village and they have responded.
21. Secretary position is up for election. Incumbent re-elected.

Meeting adjourned: 8:09PM

# Expense Report

Purpose: Woods Creek Home Owners Association 2015 Expense Report

Date Range: 5/13/2015 to 8/11/2015

Meeting Date: Homeowners Association Meeting August 11, 2015

Date	Description	Debits
<b>Checking Acct Balance:</b>	<b>Last balance on 5/12/2015</b>	<b>\$28,269.80</b>
<b>Deposits:</b>		
<b>Deposit</b>	<b>6/23/2015</b>	<b>\$1,425.00</b>
<b>Deposit</b>	<b>7/28/2015</b>	<b>\$3,214.91</b>
<b>Total Deposits</b>		<b>\$4,639.91</b>
<b>Expenses:</b>		
6/9/2015	Chk# 2183 AAA Landscaping 1 week April 2015 Mowing	\$ (189.50)
6/9/2015	Chk# 2184 AAA Landscaping May 2015 Mowing	\$ (947.50)
6/24/2015	Chk# 2185 AAA Landscaping Mulch Front Entrance & 81 Trees	\$ (1,375.00)
6/24/2015	Chk# 2186 AAA Landscaping Planted 8 Trees 400.00(removed and planted trees)x8	\$ (3,200.00)
6/24/2015	Chk# 2187 AAA Landscaping Planted 10 Trees 300.00(Planted only)x10	\$ (3,000.00)
6/25/2015	NSF Chargeback Check- hoa dues	\$ (200.00)
6/25/2015	NSF Fee	\$ (12.00)
7/3/2015	Chk# 2189 AAA Landscaping Brush Hog Front Pond(850.00) & June Mowing	\$ (1,608.00)
7/21/2015	Chk# 2190 Office Supplies	\$ (112.57)
7/22/2015	Chk# 2193 Clarke Mosquito Abatement June Svc	\$ (1,090.00)
7/23/2015	Chk# 2192 Com Ed Electric Svc. May, June and July	\$ (393.72)
7/24/2015	Chk# 2191 Travelers Insurance Annual Premium	\$ (2,770.00)
7/30/2015	NSF Chargeback Check- collections pymt- hoa dues	\$ (520.97)
7/30/2015	NSF Fee	\$ (12.00)
7/31/2015	Debit- Home Depot Tree Watering Supplies	\$ (98.65)
<b>Total Expenses:</b>		<b>(15,529.91)</b>
<b>Checking:</b>	<b>Acct Balance as of:</b>	
	<b>August 11, 2015</b>	<b>\$17,379.80</b>
<b>Savings: Capital Reserves</b>	<b>Acct Balance as of:</b>	
	<b>August 11, 2015</b>	<b>\$12,629.59</b>
	<b>Overall Account Balances as of August 11, 2015</b>	<b>\$ 30,009.39</b>

7pm

Woods Creek HOA Quarterly HOA Meeting  
08/11/15

<u>Homeowner of Record in Attendance</u>	<u>Address</u>
1 BILL BRUNKOW	3000 FEN TRL
2 Bob Nostwick	3201 POND END LN
3 Dan + Sarah Dycus	9411 WEEKSIDE DR
4 MARS H	9511 PRAIRIE EDGE
5 LH Vernon Jr	9406 Creekside DR
6 Don Fernstrom Jr.	9504 Prairie Edge Rd.
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Elections-  
 Secretary Position up  
 for nomination - TONIGHT -  
 All other positions will be  
 up August 2016 -