

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 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.

February HOA Quarterly Meeting Minutes

5 board members were in attendance along with 5 homeowners.

Meeting was called at 7:01PM on 02/09/16.

Items:

1. President mentioned the bidding for landscaping was beginning.
2. We need to also get bids for trapping and removing the muskrats from the large pond.
3. Obtaining price to repair and protect the fountain cords from future muskrat issues.
4. Vice President stated she will be assisting with creating a “new homeowner packet” and will oversee the distribution of the packets to new homeowners.
5. Secretary stated Paypal is now open for this year’s dues payments online.
6. The Paypal fee has been increased to \$10 for online payments.
7. Treasurer stated the dues will remain at \$200 this year.
8. Treasurer went over the quarterly expense report.
9. Last year we had 100% dues payment for active homeowners who currently live in the subdivision.
10. Four homes are in active foreclosure that we cannot recoup unpaid dues and fees from.
11. Three homeowners are on payment plans and we will be slowly recovering funds paid out to the attorney for processing all unpaid dues collections.
12. Two homes are pending lawsuits due to freeze \$1200.00 to be recovered.
13. There are 6 homes for sale in the neighborhood and 5 of them have contracts pending.
14. Coordinator is working with secretary to create new homeowner packets since there are so many new homeowners in the neighborhood. Many are unaware of the By-Laws we need to abide by.
15. Coordinator is working with the Village on a number of ongoing issues.
16. Homeowner asked if we would spread the word about the fundraiser for Northwood Middle School to recoup the PTO funds that were stolen by the school’s Principal.

Meeting adjourned: 7:29PM



**WOODS CREEK HOMEOWNERS ASSOCIATION
PO BOX 70 WONDER LAKE IL 60097**

President	Dennis Robinson	815-728-7355
Vice President	Rochelle Nostwick	815-653-1761
Treasurer	Michele Robinson	815-728-7355
Secretary	Tam Bieszczad	815-728-0203
Coordinator	Frank Laureys	815-651-6013

February 16, 2016

Dear Woods Creek Homeowners:

Enclosed is the Budget for the 2016 Assessment Year. There will NOT be an increase for 2016 so Annual Dues will remain at \$200.00. As a reminder Dues notices will NOT be mailed out and there WILL NOT be any past dues notices sent so this letter serves as notification of payment due.

Notice will also be posted at the front entrance and on our website.

For all new Homeowners who are not aware of the HOA or what we do:

Dues must be submitted no later than March 31, 2015 to avoid late fees of \$50.00 a mo., collections and attorney's fees. If you have any questions or concerns please refer to the bylaws, Article 6; Covenant of Assessments. If you do not have a copy, it is available on our website. All of our expense reporting, meeting minutes and budgets are also posted online to view. This is a Common Interest Community Association, which means, the assessments will be evaluated on an annual basis based on the budget to determine the amount each homeowner should pay annually. Again, by paying dues, the HOA is here to keep our community well maintained and presentable which will help increase our property values. As mentioned many times before, without it, there would be no one to maintain all the common areas, ponds and all necessary maintenance such as storm water, drainage and detention facilities giving our community an unpleasant appearance. You may continue to make your payments via mail to the Post Office Box or we have the option to make payments online at www.woodscreekhoa.com with a \$10.00 PayPal fee.

A review for 2015-

- We planted 18 new trees throught the subdivision.
- The front entrance signs were repainted.
- The wrought iron was sand blasted and coated.
- The Pedestals were coated with a clear gloss.
- Front and back ponds were cut down.

Reminders-

- For the remainder of winter season, please make sure your driveways and sidewalks are shoveled and cleared of snow.
- Please be advised that there is no parking on the street after 2 in. of snow or the snow plows will not be able to get through to clear the roads.
- Garbage Cans must be put away after Garbage Day.
- Quarterly Meeting Dates: 2/9, 5/10, 8/9 (Board Elections) and 11/8 at 7pm 4200 Thompson Road

We encourage everyone to try to attend the meetings as there is always information pertaining to our subdivision and Village.

We are aware that there is a muskrat issue in the back pond and we are looking to take care of it ASAP.

*For the upcoming year we hope to do more improvements to keep our subdivision looking presentable.

As always please send any questions or comments to the board on our website.

2016 BUDGET: WOODS CREEK HOMEOWNERS ASSOCIATION

<u>PURPOSE</u>	<u>AMOUNT</u>
<u>LANDSCAPING AND MAINTENANCE:</u>	\$ 18,038.00
MULCH, WEED CONTROL, MOWING	\$ 7,538.00
SNOW REMOVAL- AROUND POND AND COMMON AREA SIDEWALKS	\$ 7,000.00
MOSQUITO SPRAYING	\$ 3,500.00
<u>TRAVELERS INSURANCE ANNUAL PREMIUM:</u>	\$ 2,800.00
LIABILTY INSURANCE, FOUNTAIN, THEFT	
<u>ANNUAL HOA PO BOX FEE</u>	\$ 99.00
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>	\$ 1,000.00
<u>ATTORNEYS FEES*</u>	\$ 3,000.00
BASED ON DECREASE/INCREASE OF UNPAID DUES COLLECTIONS	
<u>SECRETARY OF STATE:</u>	\$ 13.00
ANNUAL FEE	
<u>MISCELLANELLOUS EXPENSES:</u>	\$ 1,650.00
CAPITAL RESERVES	\$ 1,000.00
ANNUAL WEBSITE MAINTENANCE	\$ 650.00
<u>TOTAL PROJECTED 2016 EXPENSES:</u>	\$ 29,000.00
145 HOMES @ 200.00	

*Attorneys Fees subject to change based on homes that are turned over to Collections, Foreclosures, Payment Plans or Short Sales

Northwood PTO's 1st Annual



MARCH 5, 2016

Time: 9am-4pm

PRESALE for volunteers 8:30-9

March 6, 2016

Time: 9am-Noon

\$5.00 Bag Sale

We are looking for items that are clean, good condition and have all their pieces.

Clothing / Outerwear

Outdoor / Gardening items

Toys / Puzzles / Games

Kitchen items

Books

Household goods

Furniture

Jewelry

Power Tools

Electronics

Sporting equipment

AND MORE!!!

We can NOT take TV's, computer/monitors, car seats, undergarments

All donations are tax deductible!

DONATION DROP OFF AT NORTHWOOD:

Parent teacher conferences

Thursday, 2/11/16 from 2pm-9pm

Friday, 2/12/16 from 8am-1pm

Saturday Mornings

2/13/16 from 9-11am

2/20/16 from 9-11am

2/27/16 from 9-11am

We are also looking for Volunteers and Bakers!

Please circle times you can volunteer:

Fri, March 4

2-5pm

5-8pm

7-9pm

Sat, March 5

8:30am-12pm

11am-2pm

1pm-4:30pm

Sun, March 6

8:30am-11am

10am-1pm

[] I will BAKE!! Please drop off all baked goods on Friday, March 4th.

NAME: _____

PHONE or EMAIL: _____

THANK YOU TO RED DOT STORAGE IN WOODSTOCK FOR DONATING A STORAGE SPACE TO NORTHWOOD PTO!