

Winding Creek Newsletter

November 12, 1999

BE A GOOD NEIGHBOR...

Some residents have expressed concerns about the following issues:

1. When playing roller hockey or any other sport in the street, please be considerate. We all spent a big chunk of change to buy our lots and homes. Please respect your neighbor's property and don't roller blade on their lawns. Keep your sports activities on or in front of your property.
2. Put safety first. Streets are primarily for vehicular traffic. When you see a vehicle driving your way, stop playing and move out of the way. In addition, please stay out of the streets at dusk or after dark. Accident risks increase as visibility decreases.
3. The common grounds are for the common use of all residents. Please be considerate and clean up after your pets if they relieve themselves in the common areas.

NEW NEIGHBORS

Please welcome our new neighbors:

Shari and Glen Hanbey
1448 Schwarz Meadow Drive
Phone: 628-0022

Devon Age 7
Lance Age 5
Logan Age 10 months

Vicki and Kyle McCarter
1469 Schwarz Meadow Drive
Phone: 632-3913

Amber Age 14
Zach Age 11
Austin Age 8

NOTICE TO ALL HOMEOWNERS

Jennifer James has volunteered to update the Homeowner's Directory. Each and every homeowner is asked to please complete the form below and return it to your block captain as soon as possible. If you do not want your information published, please complete the form anyway, and check the box below. If you are a renter and would like your information published in a newsletter, please let us know. Thank you.

HOMEOWNER'S NAME _____

Address _____

Phone number: _____

Children's Names and Ages _____

Check here if you do not want this information published in the Directory

If you would like to be listed as a babysitter, please include that information also.

A Note from the Trustees

The trustees met Sept 28, 1999 with Cecil Management Group. The Association has gotten all the insurance necessary for the common grounds and Trustees. We will be making improvements to the common areas around the pond and the access area to the pond. The pathway to the pond will be graveled and hedges put in. We are in the process of getting information about the best way to make the pond edge enjoyable for all.

Cecil Management has been sending letters to homeowners who have delinquent homeowner fees. Our accounts receivable is down to about \$1800 from \$5000.

There has been some confusion about the amount of funds in the homeowner account. The Association has about \$30,000. Ten thousand of the funds are restricted. These funds were given to the Association by McBride and Son to be used in case the creek would ever need to be dredged. McBride had to give to funds to the Association in accordance with the City of O'Fallon and State of Illinois to resolve a flood plain issue.

So we have about \$20,000 which can be spent. We are anticipating that improvements to the pond may take a majority of those funds.

The Association has a work order out to get the front Monument on Lincoln lighted and an electrical outlet installed.

Cecil Management is in the process of sending out letters to homeowners with covenant violations.

Association Information

New homeowners have complained that they did not know when they purchased their home that Winding Creek had an Association. This information should be disclosed by Sellers at closing.

Cecil Management has sent letters to area Realtors informing them that we have an Association.

If you need a copy of the Indentures, please contact Loretta Oestereich at 624-4122.

If you need to make an improvement to the outside of your home (fence, deck, etc....) please contact Bob at the Vantage Sales office.

Homeowners Directory

Jennifer James has agreed to update the homeowner directory. If you DO NOT want your name in the directory, please call Jennifer at 624-7107.

Sewer Backup

If your sewer backs up into your basement, call the City of O'Fallon City Engineer before calling a plumber.

Blockcaptains Needed

Highland Residents need to be represented. Duties include attending meetings about every 8 weeks, delivering newsletters and flyers. Call Loretta Oestereich at 624-4122.

Young Children At Play

Please **drive slowly** through the subdivision. Ask your guests to do the same.