

WINDING CREEK HOMEOWNERS NEWSLETTER - NOV 2001

TRUSTEE ELECTION-1 Position open 2/02

Loretta Oestereich vacating. Minimal work to include review monthly financial report and be homeowners liaison working with Cecil Management on various issues (usually via email). Position is a 3-year term and will be elected by homeowners on a ballot sent out in Jan 02 with the homeowners fees invoice. If interested, submit your name and resume to Cecil Management, 624-4610.

COMMON AREAS: Please DO NOT maintain the common areas. We need the maintenance company to complete this work. If you have a complaint with the common areas, please contact Cecil Management at 624-4610. If these areas are still needing attention, please contact a Trustee-- Loretta Oestereich, 624-4122 or Carolyn Callahan, 632-1490.

Common areas will be maintained weekly as needed, starting in 2002. The grass will have finished mowing done instead of hogging.

There will be 3 benches purchased and placed at the pond.

Making Improvements to the Outside of your Home?

Please insure that they meet the approval of the Homeowners Indentures. Approval needs to be obtained by the Trustees for the installation of fences, decks, pools, etc. **No above ground pools, dog runs, sheds, or chain link fences are permitted.** Contact Cecil Management for the approval forms and copies of the Indentures. **A copy of the approval letter is included on the back of this newsletter.**

See an Indenture Violation in the subdivision? Contact Cecil Management at 624-4610.

ODDS-n-ENDS

Mailboxes, fences, and other outside fixtures should be maintained in good repair. Does your mailbox need painting or fence need power washing?

Beware of nails in the street where construction is being done.

Do not allow your children to play at the pond unattended.

Cox Construction will be using our utility hookups at the Monument until May 2002. They are reimbursing the homeowners for their usage.

Cox Construction has indicated that there will be sidewalks only on the east side of Lincoln to Deer Creek. There will be no sidewalks along Lincoln north of Deer Creek.

BIG THANKS to Alex James for volunteering with his mom to decorate the front monument during the holidays.

WHERE ARE YOUR CHILDREN? Children *living in our subdivision* have been caught vandalizing our subdivision (throwing rocks at car windows, kicking in car windows).

VANTAGE HOMES TO EXPAND

Vantage Homes will be building 43 lots east of the creek that crosses Deer Creek Rd (east of Smiley). This area is referred to as "Plat 6." Vantage is still deciding whether these homes will be part of Winding Creek Estates Homeowner Association or be a separate association.

2002 ANNUAL FEES TO INCREASE

Homeowners will see an increase in the 2002 homeowner association fees. Fees for next year are being raised to \$125 from \$100 per home. The increase is needed to cover real estate taxes we now pay on common areas. Also, in response to homeowners' requests, the common areas will all be cut once a week instead of bi-weekly or monthly. See Common Area section for more information.

If your 2001 fees are outstanding, you will be receiving a letter from the Association's Attorney seeking other recourses. His services will be billed to the homeowners' account.

PET POTTY- Common Areas are for the enjoyment of two-legged friends. If your four-legged friend uses these areas as a potty, take a bag and scoop with you. We are paying to keep the grass nice.

NEW NEIGHBORS

Millie and Lacy Ingram, 1301 Winding Creek Ct, and their two sons Lance and Lacy.

Doug and Anjie Wocel, 304 Schwarz Meadow Ct, and their three sons Kyle, Kameron, and Konner.

Dan and Lisa Love, 489 Gastorf Ct and daughter Teffany.

Pete and Karen Lawhead, 493 Gastorf, and their two children, Ryan and Kylee.

Debbie Schueren and Bob Bloomer, 1306 N. Smiley.

Rob and Sharon Rhoden, 513 Deer Creek, and their four children, Rachel, Olivia, Robby, and Joey.

Tom and Judy Alston, 429 Deer Ck, and daughter Cheri.

Welcome back David and Julie Womack, 438 Schwarz Rd

Welcome to you all.

Newsletter News? Have any information for the newsletter? Please call Carolyn Callahan at 632-1490 or email philcal1@home.com.

REQUEST FOR TRUSTEE OR DIRECTOR APPROVAL

This form MUST accompany all requests

Date: _____ Lot# _____ Section _____ Subdivision _____
Owner: _____ Address _____ Phone _____

This request is for: _____

For approval, all submissions must include the following information:

- Type of material used (decks, additions and fences)
- Actual drawing of item
- Plot plan showing the location of the proposed submission in relation to the home
- A description as accurate as possible. (Pictures and drawings are always helpful)

Fences will approved if the following conditions are agreed to:

1. fence must start at back corners of house, follow property lines to back corners of lot.
2. fence must blend into any existing neighbors' fences.
3. fence posts may not be visible from street (inside the fenced area).
4. fence must be the color of natural wood.

If homeowner is requesting approval for fence,
please sign here if you agree to meet the above conditions _____

1. PLEASE READ YOUR *INDENTURES* PRIOR TO SUBMITTING ANY REQUESTS. ~THIS CAN SAVE BOTH TIME AND EXPENSE.
2. TRUSTEES OR DIRECTORS ONLY APPROVE BASED ON STYLE, TYPE, SIZE AND LOCATION OF REQUESTED ADDITIONS. WHERE ANY QUESTION(S) EXIST, THE INDENTURES WILL BE USED AS THE DETERMINE GUIDE- EXCEPT IN THE CASE OF ARCHITECTURAL CONTROL COMMITTEES WHOSE DETERMINATION WILL BE FINAL.
3. UNDER NO CIRCUMSTANCES DOES THE TRUSTEES OR DIRECTOR APPROVAL INDICATE FULL AUTHORIZATION. ANYONE SUBMITTING SHOULD GET THE NECESSARY GOVERNMENTAL (CITY AND/OR COUNTY PLANNING AND BUILDING COMMISSIONS) AUTHORIZATION FOR ALL PLANNED WORK.
4. IF YOU PROCEED WITH WORK WITHOUT GETTING NECESSARY APPROVALS, YOU MAY BE SUBJECT TO LEGAL PROCEEDINGS AS WELL AS HAVING TO REMOVE ANY UNAUTHORIZED IMPROVEMENTS.

This request form *along* with all pertinent information should be mailed to:

Cecil Management, PO Box 459 O'Fallon IL 62269-0459

This request is

() Approved with the following conditions (if applicable) _____

() Denied If denied, the following are the reasons _____

Board of Trustees' Signature

Date

Board of Trustees' Signature

Date

*2 signatures required to have valid approval