

# **Winding Creek Estates**

## **News Letter**

Vol 1, January 2003

Trustees: Carolyn Callahan, Ken Popelas, and Bob Cranor.

We hope everyone in our little community had a wonderful Holiday Season and will have a very prosperous New Year. This is the first News Letter that has been published in awhile and hopefully it will be done quarterly. The purpose will be to keep the Winding Creek Home Owners Association Members informed about issues relating to our community.

**NEW FAMILIES:** A very belated **WELCOME** to all new families that have moved into the Winding Creek, Meadows and Highlands neighborhood from Jan 02 to Jan 03.

**ANNUAL MEETING:** Our Annual Home Owners Association meeting will be **Feb 19, 2003 at 7:00 PM** at the **O'Fallon Township Hall located at 801 E. State St. in O'Fallon.** All homeowners are encouraged to attend. This will not be a big "gripe" session. We will take inputs from the folks that attend on issues that concern our members. Due to time constraints, some of the voiced issues may not get resolved at the meeting and may have to be addressed at a latter time. Please review the budget and provide comment as appropriate. We have invited our Ward 7 City Representatives, Jerry Albrecht and John West, to attend as well as Bob Cranor from Vantage.

**TRASH CANS:** As you are well aware, we now have the City of O'Fallon in charge of trash removal through a sub-contractor, Waste Management. Also, the company has an automated system for retrieving the waste from their trash receptacles, so please follow their guidelines on can placement for pick up. As a brief reminder they request the cans be placed on the street close to the curb, away from the mailboxes and positioned so that the lid "opens" towards the street. This sounds complicated but it allows the driver to fully utilize the automated system and de-conflicts with the U.S. Postal Service delivery. However, the cans are kind of large and your garage may have to be rearranged to make it fit. That said though, remember those indentures and keep the cans **INSIDE** somewhere. Waste cans visible from the street or from your neighbor's back yard just won't work.

**OPEN ROAD:** Deer Creek Road is now "OPEN" through to Seven Hills Road. This is our neighborhood street, not a main East/West highway for the City. Homeowners should address their concerns over drivers speeding and not obeying stop signs on Deer Creek Road to one of your representatives, Jerry Albrecht or John West, or at the O'Fallon City Council meetings. City Council meetings are open to the public and include time for city residents to make statements on issues that concern them. There is also a lot of information on the city's web site at [www.ofallon.org](http://www.ofallon.org)

**NEW HOUSES:** The new houses in our subdivision section being built across the creek on Deer Creek will NOT be in our Association. This was a builder decision for various reasons.

**INDENTURE INFRACTION LETTERS:** As trustees, one of our duties is to "police" the community and respond to formal complaints of our Association Members. We don't relish the duty but it has to be done to "maintain" our neighborhood in accordance with the indentures. The Winding Creek Association Indentures are written with the objective in mind to keep our community as we would like it for a pleasant life style and maintain our property values. To do this we all have to work together and follow these established guidelines. The trustees review all indenture violations that have been voiced to Cecil Management by homeowners and infraction letters, if warranted, are mailed by Cecil Management to the respective indenture violator homeowner(s). Also, according to the indentures, if the issue is not resolved or goes too far and legal procedures are begun, the violator is charged for that also. Remember, all issues from homeowners need to be addressed to Cecil management at 618-624-4610 or e-mail [cmg@apci.net](mailto:cmg@apci.net).

**CARS ON THE STREET:** The indentures state that cars will not be left on the street overnight. Due to City Ordinances, this is NOT enforceable. However, please keep our neighborhood's appearance in mind, and if at all possible, please park extra cars in your driveway. If that is not possible at a minimum, park them legally/neatly and within your own property/curb line.

**MAILBOXES:** One attractive conformity in our area is that we all have the same kind of mailbox. Next time you walk out to retrieve your bills and all that junk mail take a moment to look at yours. Some of the mailboxes have been noted to need a fresh coat of black paint. A \$3.00 can of semi-gloss black spray paint will fix that in about 30 minutes. Remember those property values!

**NEW TRUSTEE:** We will need to elect one Trustee at the annual meeting so here is everyone's chance to make a difference. If interested, please call Cecil Management Group. Please refer to the Homeowners' Budget and Annual Dues letter from Cecil Management dated 12-20-02 for further details.

**WHITE FENCE:** Some of the sections of the white fence along Lincoln are in need of repair. This was reported to Bob Cranor from Vantage whom in turn has stated that Vantage will be repairing the fence.

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Once again, if you have any issues that you think should be addressed by the Trustees, please notify Cecil Management and they will route them accordingly. We look forward to seeing you all at the Annual Home Owners Meeting.