

Winding Creek Estates

Summer Newsletter

Vol 3, September 2003

Trustees: Ken Popelas, Dan Todtenhagen, and Bob Cranor

Fall Community-wide Garage Sale: In keeping with tradition the semi-annual, fall community-wide garage sale will be held on Saturday, September 27 from 7:00 a.m. until 2:00 p.m. This is a great opportunity to clean out the extra rooms and garages and turn those extra items into cash. We will post signs the week prior and advertise in the local newspapers the Friday prior and the Saturday morning of the event. This is also a great way to get out and see and meet the neighbors ... mark your calendars!

Annual Dues: Annual homeowner's association dues are \$125.00 per year payable within the first month of the calendar year. Currently there are 18 accounts that are delinquent out of the 246 homes within the community. Homeowners who fail to pay the dues could have a lien placed on their property. Hopefully we can prevent this action by having everyone pay their dues in a timely manner. If you are unsure if you are paid or not please feel free to contact Cecil Management.

Indenture Violations: The indentures for Winding Creek Estates were established by the developer and builder in order to keep the community attractive, safe and maintain a general overall friendly environment. Please review and ensure you are in compliance with the indentures prior to making any modifications to your property. It is a requirement of the indentures to receive approval for the placement of fences, additions or other modification prior to the work being performed. This approval will prevent costly modifications or removal of the item after the work has been done. Reminder: No sheds or outbuildings are allowed within the development.

Lake Maintenance: Our beautiful lake is not really a lake at all, but is actually a retention pond. However, in the past the community thought it would nice to take advantage of the opportunity and turn the retention pond into a nice place to go and relax or fish. Over the past few years this area has turned the area into a very pleasant and enjoyable place to go and enjoy with the family. In order to maintain the beauty of the lake area the homeowners association has hired an agency to take care of the area by way of maintenance and weed control. Do not add chemicals to the lake, it's against the law and could cause environmental damage. If you notice problems with the surrounding area please contact Cecil Management and let them know your concern. It will be addressed promptly.

Lake Etiquette: The lake is a very nice place to go and relax and we want all Winding Creek Estate homeowners to enjoy the surroundings. Please help us keep the area enjoyable by supporting a few rules of etiquette.

■ **Unattended Children:** Do not allow your children to play unattended around the lake. Occasionally there are children observed playing around the lake without proper supervision; some of these children live on the other side of the neighborhood. Not only is this disruptive to the homeowners adjacent to the lake, it is also very dangerous should they get too close to the waters edge. The shore line drops suddenly and one slip could place a young person in a very precarious situation.

■ **Grounds Maintenance:** Also noted are people leaving trash lying around. Please pick up after yourself. Numerous times old fishing line, plastic bags, bait containers and even old hooks are found around the lake. Not only is this an ugly site for the neighborhood, but it's also a safety issue for the users. Should the trash go into the lake, it could eventually end up in our local streams. Be courteous, pick up after yourself.

Garbage Cans: It has been noted several times that people are leaving the trash bins out in the open during non- garbage collection days. Within your indentures, Paragraph 11, item (a) (xiv), it specifically prohibits "... trash cans or receptacles from being stored in the open on any lot, but shall be kept secured within the improvements located on each lot..." Let's help keep the neighborhood looking nice and appealing.

New Safety Rails: You may notice new safety rails over the creek. These were put in place by the city after a Winding Creek neighbor identified a potentially hazardous situation. If you notice unsafe things within the neighborhood, contact Cecil Management so it can be addressed and corrected.

Contacting Cecil Management: If you have questions about Winding Creek Estates, need to obtain a copy of the indentures, or need to express concerns about the development to the trustees, you can do so by contacting Cecil Management by mail: P.O. Box 459, O'Fallon, IL 62269, by phone: 624-4610, by fax: 624-7020 or by email: cmg@apci.net.