

Winding Creek Estates Winter Newsletter

Vol. 4, January 2004

Trustees: Dan Todtenhagen, Ken Popelas, and Bob Cranor

Belated Holiday Greetings: Well we did not get out a newsletter before the Holidays as originally planned but we do hope all members of the Association had a wonderful holiday season and will have a safe, happy and prosperous 2004.

Annual Meeting: The Associations Annual Meeting is planned for late February. More information regarding the agenda, location and time will follow shortly. This will be an important meeting as two trustees terms will expire and election of two new trustees will be required. The date will be announced as early as possible so everyone can block out the date on their busy schedules. If it is just impossible to attend please make every effort to proxy your vote over to one of the current trustees so the election process can progress in your absence.

Annual Dues: It's that time again! Annual homeowner's association dues are \$125.00 per year payable within the first month of the calendar year. The dues provide us with the ability to maintain our common grounds in good shape and keep our lake/pond looking nice for all residents to enjoy. This maintenance is a small contributor to keeping our property values going up. The dues also enable us to have a cash reserve available for future projects. We have a few accounts that are past due and the Indentures cover what the Association does about those accounts. All of us should be receiving our bills from Cecil Management shortly for the 2004 year. If you are unsure if you are paid or delinquent, please feel free to contact Cecil Management.

Speed Limits on Deer Creek: A note of thanks to the members of the Association that exercised their Democratic rights and petitioned the City to NOT raise the speed limit on Deer Creek Road. Because of your efforts and those of our neighbors on East Deer Creek we were finally successful. In fact, our presence and comments stirred the City Council to move and make most streets in O'Fallon 25 MPH unless otherwise posted. It took several months of attending various council/committee meetings but our voices were heard. Thanks to all the people who attended and signed the petitions.

Spring Improvements?: We do have money available for spring improvements within the subdivision so we are asking again for your inputs on projects beneficial to all. At last year's meeting we had some good suggestions so please send your ideas to Cecil Management.

Underground Newsletter: The trustees read with great interest the publication of the "underground" newsletter that followed the last "official" newsletter. Well written, informative and entertaining! Just the type of person we need to consider for one of the two trustee positions! Come on out to the Annual meeting and step up to the plate. All indications are you could be a home run hitter for our small team!

Entrance Decorations: The Holiday entrance decorations have lived as long as they can and when removed this year will be "retired". We are looking for a volunteer to take on the project of replacing the decorations for the next season. Money will be available for the project and the Trustees will be able to approve any suggestions and set the dollar limits. Contact Cecil Management if you are interested. This is an easy way to become involved in the community.

Vantage Homes donation to EJFJHS: Thanks to Mr. Bob Cranor for a donation to the Parent/Teacher Organization of EJFJHS. We realize not everyone has children at that school but it was a considerate gesture. Our District 90 school board is feeling the dollar squeeze like everyone and this enables the PTO to help out where appropriate. Thanks Bob.

Swimming Pools and City Snow Removal: These subjects and other good information about our City are in the January 2004 City Quarterly. When you have a minute, there are some good tips to help the city out regarding snow removal. Additionally it addresses City Codes/Ordinances concerning above ground/portable pools (anything containing above 24 inches of water). If you did not get one, they are available at city hall. As always, attending a few City Council meetings can be a real eye opener as to how our City Council functions. As residents, we *can* make a difference in this process and our community.

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.