

Winding Creek Estates Newsletter

Quarterly newsletters are available on the web, if you would prefer it be mailed please call Cecil Management

Annual Homeowner's Association Dues Are NOW Past Due

Please pay to avoid late fees. The dues are \$125 per home. The payments should be mailed to Cecil Management at PO Box 459 O'Fallon, IL 62269.

Homeowners who fail to pay the dues will 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 paid or not please feel free to contact Cecil Management @ 624-4610.

If you are planning to sell or if your home is currently for sale please inform prospective buyers that Winding Creek has a Homeowners Association that has restrictions and requirements, also that we have annual dues. Also, provide a copy of the indentures if possible.

The indentures are also available online at:
www.windingcreekestates.org



www.windingcreekestates.org

We are on the web, if you have questions, comments, concerns, complaints, or compliments log onto the website and send an email to the Trustees /Cecil Mngmnt

Inside this issue:

Yard of the Month	2
Grounds Maintenance Issues	2
Block Captains	3
Neighborhood Safety	3
Landscaping Improvements	3
Newly Elected Trustee	3
Indenture Violations	3

Points of Interest

- Newsletter News? Have any information for the newsletter? Please call Nadia Brahler @ 301-0405.
- Check out our new website at www.windingcreekestates.org
- Don't forget the Homeowner's Association does hold annual meetings every spring. Attendance is encouraged.



Neighborhood Spring Garage Sale

Mark your calendars and get your sellable treasures ready. Place your wares in your garage. This is a great opportunity to clean out those storage closets, and garages and turn those extra items into cash! The sale will be advertised in the local paper.

When: Saturday May 5th 8 a.m. until???

Peep Show will take place on Friday May 4th at 7 p.m. -???

Take advantage of this opportunity to let your neighbors know what you have for sale and see what they have for sale before the big rush on Saturday. This is also a great way to get out and see and meet the neighbors.



Yard of the Month

Why maintain your yard?

Well beside the fact that you want to have your grass looking plush, healthy, and green. Maintaining your lawn will make you, and your neighbors happy.

We are starting the Yard of the Month contest again. The first week of the month the yards will be judged. The winner will have the Yard of the Month sign placed in their yard.

Also all yard of the month winners will be entered into a drawing at the end of October, (which will be the last month the contest will be held for the year) for a \$100 gift card to a local business.

So get out there and start applying weed killer to those pesky weeds. Get those yards in tip-top shape.

MAILBOXES & FENCES:

Don't forget these during your spring cleaning routine, one coat of paint/stain will make it look brand new again!!



Ground Maintenance Issues

Pond:

Numerous times old fishing line, plastic bags, bait containers, and even old hooks are found around pond. Not only is this an ugly site for the neighbors, it's also a safety issue for users in addition should this trash go into the pond, it may also adversely affect the wildlife in and around the pond. Be courteous, pick up after yourself.

NO SWIMMING is allowed at the pond.

Trash Cans Cont:

lot..." Let's keep our neighborhood looking nice and appealing.

Pet Potty:

If you walk your pets in the neighborhood clean up any accidents either on the street or grassy

Fishing is allowed, but ALL fish caught must be returned to the pond.

Do not let your young children play unattended around the pond. One slip could place a young person in a very precarious position.

We are currently working on getting the pond restocked. More information will be provided in future newsletters.

loose be sure that they are on a leash at all times.



Trash Cans:

It has been noted several times that people are leaving 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

Political Signage:

It has been noted that there is an excessive amount of political signs posted through out the subdivision. Please limit them to one per house.

TRUSTEE ELECTION:

At the last Association Meeting Nadia Brahler, was elected to serve a three year term.

Creek Clean Up

We are looking for volunteers to help clean up the creek area, remove any debris and garbage. Please contact the Trustees via the website if you would be interested in helping beautify our community.

Block Captains Needed

WE NEED VOLUNTEERS!!
Your help is needed. We currently do not have any block captains to assist the Trustees. Block Captains distribute newsletters, report any news for the newsletters, greet new neighbors. It is not a big time commitment and is a great way to meet your neighbors. Please contact us through our website if you are interested.

Neighborhood Safety

As the weather gets nicer more children will be out and about. Please be alert and **SLOW DOWN!** Remind your children to move to the curb when a moving car is approaching.

**Landscaping Improvement Plan**

The Trustees are currently investigating re-landscaping the entrance to the subdivision at Lincoln Ave. If anyone is a Landscape Architect or knows someone who is willing to assist us in preparing a plan to present at the next meeting, we would welcome

your assistance.

Indenture Violations:

The indentures for Winding Creek were established in order to keep our community attractive, safe, and maintain a general overall friendly environment.

Indenture Violations

Please review them 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 modifications prior to the work being performed.

Indenture Violations Cont.

This approval will prevent costly modifications or removal of the item after the work has been done.

- Neglected yards
- Fences, decks installed without the approval of the Trustees
- Exterior home improvements without approval of the Trustees

The more information sent regarding the item for approval will speed up the approval process. All requests for approval must be in writing.

Per the Indentures failure to comply with the above listed items Trustees will have the right to: remove, repair, replace, and maintain, any neglected property or improvements on such property, charge the owner reasonable expense incurred, which shall be a lien against the lot.

REQUEST FOR TRUSTEE APPROVAL

This form MUST accompany all requests

Date: _____ Address: _____

Owner: _____ 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 the 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)

1. PLEASE READ YOUR INDENTURES PRIOR TO SUBMITTING ANY REQUESTS. THIS CAN SAVE BOTH TIME AND EXPENSE.
2. TRUSTEES 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 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 ALL NECESSARY APPROVALS, YOU MAY BE SUBJECT TO LEGAL PROCEEDINGS AS WELL AS HAVING TO REMOVE ANY UNAUTHORIZED IMPROVEMENTS.

Homeowner's Signature

Unless you are notified otherwise, this request form along with all pertinent information should be mailed to:

TRUSTEES
 Winding Creek Homeowner's Association
 C/o Cecil Management Group, Inc
 P.O. Box 459
 O'Fallon, IL 62269-0459

This request is:

- Approved
- Denied If denied, the following are the reasons: _____

Board of Trustees' Signatures

