



Winding Creek Estates Newsletter

Stay in the know, keep up to date: starting in September Quarterly newsletters will ONLY be available on the web

New Lawn Care Company

The Trustees have made some changes towards beautifying the neighborhood but also significantly reducing the cost that the Winding Creek Homeowners Association expends every year in routine landscaping costs. We have hired Petterson's Landscaping to be our subdivisions new landscaping/pond treatment company. Petterson's has begun work on the pond and creek areas doing some much needed tree trimming and brush removal. They will soon be working on the entrance to the subdivision trimming around the monument- entrance sign and along the center islands.

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Points of Interest

- Newsletter News? Have any information for the newsletter? Email it to nadi_10@yahoo.com
- 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.

In addition, the Trustees are reviewing the re-landscaping plans/drawings that Petterson's Landscaping submitted to us free of charge for the proposed re-landscaping of the front entrance to the subdivision , and center islands on Deer Creek. We are also taking a look at some ideas that have been suggested to make some improvements to the pond area as well as possibly including installation of a fountain. By the next newsletter we plan to have an outline of the slated improvements and a timeline for completion.

Block Captains:

Wayne Schiefer (creek-pond cleanup committee)— N. Smiley
Iris DeBoe— Schwarz
Jim Reineke(creek/pond clean up committee)- Deer Creek
Jeff Grewe-Schwarz Meadow
Bernadette Polley— N. Smiley
Onita Noffke— Deer Creek

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.

Yard of the Month WINNERS:

MAY WINNERS ARE:

1218 N. Smiley
1341 Stone Creek

JUNE WINNERS ARE:

1326 Engle Creek
1305 Winding Creek Ct.

JULY WINNERS ARE:

490 & 484 Schwarz Rd

CONGRATS!!!!

KEEP UP THE GOOD

The first week of the month the yards will be judged. The winner will have a Yard of the Month sign placed in their yard.

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 **\$100.**



FENCES:

Don't forget to add this to your summer project list: "Stain Fence", one coat of paint/stain will make it look brand new again!!



Pond News:

Pond:

The pond was restocked in June with hundreds of new fish. Fishing is allowed, but **ALL** fish caught must be returned to the pond.

It has also been noted there has been an excessive amount of trash left in and around the pond please pick up after yourselves and take an extra look around before you leave to ensure you are not leaving any of your personal belongings or trash on the ground before leaving the pond area.

Do to some recent vandalism which occurred at the pond in May, we will be replacing a portion of the overflow pipe again!! If you see any suspicious activity going on at the pond please call the O'Fallon Police Department or feel free to notify any of the three Trustees of your concerns.

Mark Your Calendar:

The First Annual Creek/Pond Clean-up day:

Scheduled for **September 15, 2007 @ 6PM** starting at the pond. If you are interested in volunteering please come that evening if you have a questions please contact committee chairmen Wayne Schiefer at 628-9707 or Jim Reineke at 628-8216. All are welcome to come and help, kids too!! So roll up your selves put your gloves on, bring you trash bags in hand, and come help us keep our neighborhood looking **BEAUTIFUL!!!!**

Fall Garage Sale:

When: September 8, 2007 8 AM till...?? Peep show Friday September 7, 2007



www.windingcreekestates.org

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.

ATTENTION PET OWNERS:

The Trustees have received several complaints in reference to the abundance of free roaming cats in the subdivision, as well as questions on the allowable number of pets per home.

1. Please keep your pets in your yard, it is in your best interest to ensure the safety of you and your pets.
2. Per the indentures 2 pets per home are allowed.

ANNUAL HOMEOWNERS ASSOCIATION DUES ARE NOW OVER 90 DAYS PAST DUE!!!!

Cecil Management reported that as of June 30th there are currently: ___Homes are paid in full, __Homes are past due, ___Homes are in collection, and ___Homes in lien status

In the next month or so, we hope to have a new link on our website that lists the status on **all** the homes in the subdivision, by address, be sure to check this out to find out the status of your home.

Please keep in mind that the much needed improvements to the subdivision are in the works and without the full payment of all association dues, funding and the ability to carry out these projects will be impossible.

Indenture Violations:

FOR:

The indentures for Winding Creek were established in order to keep our community attractive, safe, and maintain a general overall friendly environment. Let's keep our neighborhood looking nice and appealing to prospective residents and each other.

Please review them and ensure you are in compliance with the indentures The Trustees have sent out over **150** violation letters since April!!

- Leaving trash/lawn waste bins out in the open during non-garbage collection days
- Neglected lawns, and lawns with excessive weeds
- PAST DUE Association Fees
- Exterior home improvements without approval of the Trustees

Per the Indentures failure to comply with the above listed items Trustees will have the right to: repair, replace, remove, and maintain, any neglected property, charge the owner reasonable expense incurred, for such repair. In addition liens can be placed on the property which require payment in full of any money due before any sale of the property can occur.

SUMMER Newsletter

