

April 2008

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Winding Creek Estates Newsletter

Management Changes For WCEHOA

The Trustees have spent a lot of time reviewing the bills for the past year, and the services provided to our homeowners association by Cecil Management. The Trustees have come to the decision to terminate the Winding Creek Estates Management agreement with Cecil Management, Inc.

With the rising costs of just about everything now days and as Doras Cecil stated at the 2007 annual meeting the "minimal association fee" that we collect has to be stretched further so we must attempt to cut costs as much as possible. So the trustees have come to the determination that it is in the best interest of Winding Creek Estates Homeowners Association to seek other avenues for management of our association. We have hired Tragessor and

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Inside this issue:

Points of Interest

- Newsletter News? Have any information for the newsletter? Email it to nadi_10@yahoo.com
- As of April 1, 2008 if you have any questions or concerns please contact the trustees through the website email. Also should you need immediate assistance contact numbers for the trustees are available on the website.

Associates PC to handle all the A/P, A/R, monthly reconciliation of bank statements, and the annual taxes for \$1,400 per year in comparison to over \$10k that we were spending annually with Cecil Management. The new address for payment information is posted on the website, as well as a new emergency contact number, and mailing address for the Trustees. With this switch from the property management company comes more administrative responsibility, and accountability with the position of Trustee.

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
Karin Cokenaurer— N. Smiley
Cathy Green— 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.

Final Outcome of Proposed Indenture Changes

The two items that received approval are listed below, these changes will be filed at the St. Clair County Courthouse and listed on the website as revised additions to the current indentures.

Section 11, No xi, Pg. 17- ANTENNAS - No lot shall have an exterior free-standing signal receiving dish, antenna, mast or similar appliance.

PROPOSED REVISION: Homeowners are entitled to install, without going through a Winding Creek Homeowners Association Trustees review and approval process for exterior alterations D8S antennas 39.4 inches (1 meter) or less in diameter, MDS antennas 39.4 inches (1 meter) or less in diameter, television broadcast antennas, transmission antennas that must be used in conjunction with these antennas, and masts that extend no more than 12 feet above the roofline or to a height greater than the distance of the mast installation to the lot line. Antennas may be installed on property individually owned by the homeowner or of which the homeowner has the exclusive right to use. From an aesthetics standpoint, although homeowners are entitled to an installation location that enables the reception of an acceptable quality signal, when acceptable-quality signals can be received from more than one location the Association can require that the least obtrusive available location be utilized. For this reason, whenever possible antennas should be located in a place shielded from view from streets, from other units or homes, or from outside the Community to the maximum extent possible (i.e., an installation on the back of the home would be preferred over one on the street-side of the home and could be mandated if an acceptable-quality signal was available from both locations.) Exterior antenna wiring should be installed so as to be minimally visible and blend into the material to which it is attached.

Section 11, No. x, Pg. 17- SOLAR ENERGY - No Lot shall have an exterior solar collector system, wind generator system, or any similar type system or appliance.

PROPOSED MODIFICATION TO CURRENT INDENTURE: Winding Creek Homeowners Association Trustees approval is required for all solar energy collectors, and the Winding Creek Homeowners Association Trustees will reject any collector of any size, shape, or color, which is insensitively designed or located. Any negative visual impact on traveled roadways or neighboring Lots will be reason for disapproval.

Mark Your Calendar:

SPRING GARAGE SALE:

May 3, 2008 Spring Garage Sale 8 AM till...?? Peep show Friday May 2nd

ADVISORY BOARD COMMITTEE MEETING:

WHEN: MARCH 27, 2008 @ 7PM

WHERE: Public Safety building on Seven Hills Rd.

A newly formed committee to advise the Trustees on issues involving the community as a whole. If you are interested in being involved please come to this meeting. The plan is to hold these meetings on a quarterly basis, and then report the issues discussed to the Trustees and the homeowners at the annual meeting as well as any other homeowners meetings that might be held through out the year.

HOMEOWNER'S ASSOCIATION MEETING:

WHEN: April 3, 2008 @ 7 PM

WHERE: Public Safety building on Seven Hills Rd.

This is a follow up to the annual homeowner's association meeting held on March 3, 2008. Election of a new Trustee will take place as well as a review of the upcoming landscaping of the center islands on Deer Creek, and discussion on the repair/replacement of the failing sprinkler system at the front entrance to the subdivision.

HOMEOWNER'S ASSOCIATION MEETING:

WHEN: September 22, 2008 @ 7 PM

WHERE: Public Safety building on Seven Hills Rd.

This purpose of this meeting will be to review the year thus far and take a look at plans for the upcoming year.

Fee's Owed

Annual bills were mailed January 17, 2008 and fees were due on or before February 18, 2008 to avoid a late fee.

ANNUAL HOMEOWNERS ASSOCIATION DUES ARE NOW OVER 30 DAYS PAST DUE!!!!

Of the 243 homes Cecil Management reported that as of March 3rd there are currently: 195 Homes are paid in full. 39 Homes are past due. 9 Homes are in lien status. A total of \$11,182.55 is the current amount that has yet to be collected for outstanding balances due.

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.

