

# Winding Creek Estates Newsletter

## Winding Creek HOA

The Trustees have taken full responsibility for handing the management of Winding Creek HOA. The transition from Cecil Management to this self management has been completed. Should homeowners have any questions or concerns in reference to the HOA please contact one of the Trustees through the website or via phone. In addition we have hired Tragessor and Associates PC to handle all the A/P, A/R, monthly reconciliation of bank statements, and the annual taxes they have done a fantastic job helping us through this transition.

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.

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### Points of Interest

- Newsletter News? Have any information for the newsletter? Email it to nadi\_10@yahoo.com
- 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.

### 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
- Rachel Mantay**-Winding 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.

### Replacement Block Captain Needed:

We are in need of a replacement for Jim Reineke. Unfortunately do to his military commitments Jim is going to be temporarily unable to continue to volunteer as a Block Captain. If you are interested in filling in for Jim during his absence please contact one of the Trustees.

# Landscaping Updates

After further discussion with the advisory committee , the Trustees have decided to hold off on the total re-landscaping of the two center islands on Deer Creek due to the health of the trees in the islands. We have had all the dead bushes removed from the second island. As well as new mulch laid in all the landscaping areas. The Trustees are currently in the process of seeking bids for a five year plan to replace these trees.

### Sprinkler repair:

Watering system, which was installed many years ago, has been a continual repair item. A major overhaul is necessary to make it functional again. The Trustees are in the process of hiring a company to repair the front section of the sprinkler system and cap the end at the islands. The cost to repair this section is approx \$ 3,500. Upon re- landscaping completion of the center islands repair will be finished to the lines in this area.

### DON'T FORGET:

If your home is currently for sale please inform prospective buyers that Winding Creek has a Home-owners Association that has restrictions and requirements, and we have annual dues. Also, inform your realtor that a copy of the indentures are available online.

# Miscellaneous

We started 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.

### MAY WINNERS:

1326 Engle Creek 501 Deer Creek

### JUNE WINNERS:

1473 Schwarz Meadow Dr. 477 Schwarz Rd



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.

### TRUSTEE ELLECTION:

At the last Association Meeting Frank Hautly, was elected to serve a three year term.

Summer is a great time to replace any worn out screens on your windows. It is an easy task and takes no time at all to replace those torn and worn out screens.





## Mark Your Calendar:

### **FALL 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: September 3, 2008 8 AM till...??? Peep show Friday September 2, 2008.

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.

### **ADVISORY BOARD COMMITTEE MEETING:**

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.

First Saturday of the Month Club has also been established. On the first Saturday of each month a group of volunteers will meet to work on that month's project (s). The projects would include picking up litter around the pond and/or creek and any other work that needs to be completed.

If you wish to attend one of these meetings feel free to contact Rachel Mantay.

### **FALL 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**

Of the 243 homes as of June 16, 2008 there are currently: 232 Homes are paid in full. 4 Homes are past due. 7 Homes are in lien status. A total of \$5,384.68 is the current amount that has yet to be collected for outstanding balances due. The Trustees are very pleased to report this amount is less than half of what is was outstanding last year at this time.

For homeowners that were severely delinquent liens have been filed for the additional 2008 dues that have remained unpaid. 30 day final notices we sent out for those homeowners who have yet to pay their 2008 dues. Please keep in mind that the much needed improvements to the subdivision are in the works and without the full payment of all association funding and the ability to carry out these projects will be impossible.





