



Winding Creek Estates Newsletter

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Mark Your Calendar:

December - Judging for the 1st annual "Best Dressed House of the Holiday Season Contest" So join in the spirit of the holidays get your best staple gun out and give Chevy Chase in Christmas Vacation a run for his \$ or electric bill !!!! Winner will receive a Celebration of the Season holiday gift basket the week of Christmas.

January - \$125 Annual homeowners association fees are due.

March -Annual Homeowners meeting to be held, notification will be mailed to each homeowner.

Points of Interest

- Newsletter News? Have any information for the newsletter? Email it to nadi_10@yahoo.com
- www.windingcreekestates.com
- Don't forget the Homeowner's Association does hold annual meetings every March. Attendance is encouraged.

We wish everyone a joyful holiday season.

Homeowners Discussion Corner:

The Trustees have received several complaints in reference to poop patrol. Please keep in mind that if you are walking your pets in the subdivision be respectful and pick up after your pet(s).

Also now that it is windy, please be sure to take extra care when placing your garbage items at the curb so that the items that are in your trash and or recycling container remain in the containers and not in your neighbors yards.

Don't forget that the annual dues for 2008 are due in January

60 days past due late fees and collection letter goes out

90 days past due lawyer fees will be assessed, and liens will be filed

Of the 243 homes Cecil Management reported that as of November 15th there are currently:

Ten homes with liens filed against them equaling \$ 4461.26

Two homes with outstanding miscellaneous fees equaling \$100.38

Total outstanding fees owed for 2007: \$4561.64

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New landscaping a change for the better!!!!

By now I am sure you have noticed the new landscaping that was completed at the front entrance on Lincoln. The lighting was adjusted and the entrance looks GREAT! In addition we have decorated the front entrance for the holiday season.

Also we spent \$7,400 to remove the dilapidated white vinyl fence and place sixty four white pine trees along Lincoln Avenue. The trustees are very pleased with the outcome and with Petterson's Landscaping. They did a fantastic job. We noticed that after the placement of AT & T utility box at the front entrance it really distracts from this newly re-landscaped area, so we decided to have the area around the box landscaped in hopes it will provide some camouflage from this hideous utility box.

During this re-landscaping process we became aware that the watering system, which was installed many years ago, has been a continual repair item. A major overhaul is necessary to make it functional again. We are in the process of reviewing bids for this.

The fourth and final phase for the re-beautification of the front entrance will be completed in the spring as well it will encompass re-landscaping of the center islands on Deer Creek. The fourth stage costs are approximately \$8,700.

Voting Results:

The Trustees hit the pavement and collected voting forms in October the result of this are still being calculated. As you know we need 2/3 's APPROVAL to pass any proposed change. The Trustees will continue to collect any voting forms as needed until the proposed changes are passed. So far we have collected 167 total voting forms. Please be sure to vote if you haven't already done so.

2008 Budget

Cecil Management is currently working on the budget for 2008 and we will post it to the website as soon as it is completed. By contract Cecil has until December 1, to submit it to the Trustees.

DON'T FORGET:

If your home is currently for sale please inform prospective buyers that Winding Creek has a Homeowners 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

Missing Pet ALERT:

Mary Wiechman –Husted of 437 Schwarz Rd., contacted the Trustees in hopes that someone could help her find her missing cat. Her name is Sasha, she is a 17 year old Himalayan with white legs and belly, tan back and dark brown tail. She doesn't have a collar for identification. If anyone sees her, Mary would greatly appreciate being contacted at 815-674-3851 or mabw2@hotmail.com. This old lady means the world to her family and they would appreciate any help possible in finding her.

Trustee Change:

In November Rick Mantay resigned as a Trustee prior to the end of his term. In accordance with the Indentures an interim trustee has been appointed until the March '08 election. Tony Peacock very graciously accepted the position and looks forward to helping the trustees continue to improve our subdivision.

