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Wood Creek Spring Newsletter

April 7, 2012

Dear Wood Creek Owners and Tenants,

We hope this newsletter finds you well. Below are a few upcoming events and reminders:

Community Yard Sale – The 2nd annual Wood Creek Community Yard Sale will be held Saturday May 6, 2012 from 8:00am to 12:00pm, and preparations are under way. Take this opportunity to clean out the basement, meet your neighbors and make some sweet cash. Owners and tenants are welcome to sign up. Adults and children are encouraged to volunteer to help sell snacks and pass out flyers. For those participants that RSVP, your unit location will be highlighted on maps which will be distributed to buyers at the south entrance to direct their business to you. In addition, we encourage participants to consider a free will donation or donating a portion of your earnings to the Wood Creek Playground Improvement Fund. If you would like to participate and/or volunteer, please contact management or e-mail Jennifer Conrad at jmeitlconrad@gmail.com. Note: If the yard sale is cancelled due to weather, it will be rescheduled for Saturday May 12, 2012.

Family Movie Night – The Association will host a family movie night on May 18, 2012 at 8:30pm outside at the Wood Creek office. Owner and tenant families are welcome. Snacks will be served so bring a blanket, the kids, and have a night out (relatively speaking). **Please RSVP ASAP** so we can provide enough chairs and treats. A reminder flyer with the specific movie being shown will be sent out in early May so be on the lookout.

Ant Control – If Spring weather is here, it means the ants are not far behind. If you would like the area around your home treated for ants at no charge, please **RSVP to management by May 1, 2012**. Please note this treatment is exterior only. Care will be taken to avoid spraying near bordered gardens. If at any point the ants return during the summer, please contact management to schedule a free retreatment. Limit 1 free retreatment per year.

Roach Control – If you or a neighbor has a roach problem, please contact management to schedule a pest control treatment. There is no charge for this service but interior access to the unit will be required. If it is determined adjacent units need treatment, interior access to those units will also be necessary. Management will provide advance notice to unit owners if access is needed. If you would like to attend the treatment in person, please make arrangements with management. If you do not wish to attend, and no one is available to allow access, please contact management and provide them a key to your unit.

Termite Control – Annual termite inspections will begin sometime in the latter half of May. If you would like to attend the inspection in person, we request that you make arrangements with management. If you do not wish to attend, and no one is available to allow access, please contact management and provide them a key to your unit. As the dates and times are set, additional notification will be sent at least a week prior to the event. Please plan for the inspection accordingly.

Projects – In an effort to make Wood Creek synonymous with efficiency, we recognize some owners, if given the supplies and a little encouragement, would like to get out there and do some minor touch-up projects themselves. If you're willing to do the work, Wood Creek will supply you with the materials. Please contact Meadowlark Management for more details. (WoodCreekMail@gmail.com or 785-842-5930)

Reminders:

- 1. Special Assessment** – Work to repair Building 20's bowing basement wall has been completed. Please make sure your special assessment payment of \$100 is received in full by June 1, 2012 to avoid late fees.
- 2. Rule Enforcement** –In order to promote a clean and safe environment for Wood Creek owners and residents, rules will be enforced pursuant to the Wood Creek Declaration and Amended Bylaws. Please also note that **owners are responsible for tenant violations**. If you would like a copy of the most common violations and fines, please contact management.
- 3. Neighborhood Watch** – Attention owners and residents: If you see someone violating Wood Creek Rules and Regulations, please report the incident to management. The Board is ready, willing and able to enforce the rules but we need to hear about the violation before we can act. Likewise, if you see or hear of criminal activity in our community, please immediately report it to the police then notify management.

We look forward to seeing you at some of our upcoming events and hope you have a wonderful spring. As always, if you have questions, please contact management.

Thank you.

Sincerely,

The Wood Creek Town Home Association
Board of Directors