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2013 Spring Newsletter

May 1, 2013

Dear Wood Creek Townhouse Owners and Residents,

After several feet of snow and a winter that refused to let go, spring has finally (hopefully) arrived and it's time for a Wood Creek update.

Repairs

In January and February Wood Creek experienced an unusual number of "stack pipe" failures. The stack is the common drain that runs between buildings that individual unit plumbing feeds into. The original stacks in many of the buildings are made of cast iron and slowly corrode over time. As a result, repairs were made on three different stacks. These stacks were replaced with PVC pipe to prevent future corrosion. Thanks to our new emergency fund, we were able to cover these unforeseen expenses. However, we'd like to take this opportunity to warn residents and owners that since the stack pipes are not exposed, it is difficult to determine the performance and state of these pipes. Therefore, we encourage all residents and owners to report any signs of plumbing leaks to management immediately to minimize repair expense and water damage.

Annual Meeting

On March 15th we had our 2013 Annual meeting at Veritas Christian School. We summarized the prior year and laid out ideas for a number of improvement projects. All expiring term Townhouse Board members were re-elected for an additional 3 year term. Proposed bylaw amendments from 2012's Annual meeting were re-introduced for a vote due to insufficient voter turnout in 2012. Sadly, voter turnout was again insufficient to establish a quorum this year (a quorum of 50 participating votes is needed to consider a yes or no to any proposed amendment). For those of you who voted in person or by proxy, thank you so much for participating. For those of you who did not vote this year, we encourage you to participate next year. Your vote makes a difference for our community. If you would like a copy of the projects or bylaw amendments proposed this year, please contact Meadowlark Management.

Volunteer Work (The Big Event)

On Saturday April 13, 2013 from 10:00am to 2:00pm, Wood Creek took advantage of "The Big Event @ KU" in which students at KU volunteer their time to give back to their community. Volunteers helped with painting railings, raking and general clean up of the grounds. Thank you KU students!

Siding Project: Building 18

In early April, Wempe Bros began siding replacement on Building 18 as part of our goal to replace all wood siding one building per year with new long lasting vinyl siding. As of this writing, they have nearly completed the south side of the building. Be sure and keep an eye on Building 18 as its transformation continues. We think you'll like what you see.

Pest Control: All Townhomes

Later this spring, Wood Creek will have its annual termite inspection. A date has not yet been determined but generally the event falls in late May or early June. A more detailed notice will be sent to owners and residents once the dates and times are set. Residents will be asked to allow a termite inspector to review the interior of their home. These are ONLY inspections and do not involve any pesticide. Inspections usually take just a few minutes and provide Wood Creek buildings with a yearly warranty against termites. If signs of termites are discovered at the inspection, management will contact the owner to set up an appointment for treatment. If you have any questions or concerns, please contact Meadowlark Management and they will be happy to walk you through the process.

Community Yard Sale

The board is considering whether or not to have a community yard sale this year. A lot of work goes into coordinating the event and we need additional volunteers to make it work. We need volunteers for the following:

1. Sign Poster: Make and post signs at key intersections prior to the event.
2. Refreshment table attendant (3 shifts): Monitor money, food and refreshments in 2 hour shifts (Children are welcome to assist).
3. Change makers: Visit individual yard sales and make change (good for those of you who like to browse)
4. Traffic Monitor: Wave in traffic and hand out maps to customers.
5. Clean up: Break down refreshment table and dispose of trash.

If you or someone you know would be interested in volunteering for a few hours on a Saturday morning, please contact management ASAP. If/when we have enough volunteers we will send out a notice with further details.

That about wraps up our Spring Newsletter. See you in the summer!

Thank you.

Sincerely,

Wood Creek
Townhouse Association
Board of Directors