



255 N. Michigan Lawrence, KS 66044
Managed by Meadowlark Property Management
Phone: 785-842-5930
Fax : 785-843-0933
E-mail: Woodcreekmail@gmail.com

Fall 2014 Newsletter

Greetings Wood Creek Townhome Owners and residents,

We hope you have enjoyed another mild Summer. We'd like to take this opportunity as we transition to Fall to give you a few reminders and review some of what Management and the Board have been up to lately.

Beautification Project: In June, the Board approved a beautification project proposed by owner and avid gardener Konni Leffler. Ms. Leffler, working with Management, has begun identifying common areas that need improvement. Ms. Leffler has an eye for efficiency and has recommended transplantation of plants from bordered gardens no longer actively maintained as a way to reduce costs on materials. If you have plants or cuttings you'd like to see more of around Wood Creek and would like to donate them, or if you have a green thumb and would like to volunteer your time (it doesn't matter if it's 1 hour or 20), please contact Management.

Partitioned Gardens/Flower Boxes: Dovetailing on Ms. Leffler's project, the Board reminds owners and residents that gardens partitioned off from the common area are required to be maintained by the association (see Declaration 6.1(b)). The Association has permitted owners to make these partitions with the understanding that the owner will maintain these areas. This includes flowerboxes hung along windows and railings. Please be aware that if your unit has a partitioned garden and it is not being maintained (i.e. weeds, overgrown plants, dead plants/trees, etc.), or if your flower boxes are unused and falling apart, the association may decide to remove the partition and/or flower boxes and resume maintenance of the reclaimed area. Owners will be notified if their partition or flower boxes are being considered for reclamation or removal. Additionally, if you have flower boxes you'd like removed or have a partitioned area you do not wish to maintain any longer, please contact Management to schedule removal or reclamation.

Contact Information Update: If you are an owner living off site with tenants, please be sure to contact Management should you or your tenant's contact information change. This will allow Management to communicate with you quickly in the event of an emergency and keep you informed of any changes and events at Wood Creek.

Termite Inspection: In June we had our annual termite inspections. Once again, we are pleased to announce that no termites were discovered in any of the buildings. A BIG thank you to our owners, residents and Meadowlark Manager Sara Rock for making the inspections run smoothly once again.

Siding Replacement: The delay due to a labor shortage is over. Siding installation by Pete Wempe of Wempe Brothers Construction for Building 17 is underway, marking the 3rd building in the Board's residing project. A quick note to owners and occupants of building 17 – all satellite dishes, plants, and fixtures attached to the walls of the building will be removed and will not be replaced (items include anything that may damage the siding or compromise its integrity. See R&R No. 9). If you have questions regarding removed items, please contact Management.

Common Area Entryway Reminder: We'd like to take the opportunity to again remind owners and residents as the new school year begins to please clear out your common area entryways.

Examples of things to clear off the porch include:

1. That old tire or bucket of paint you aren't sure what to do with (consider recycling them);
2. Your Moped/Motorcycle (please park it in your designated parking space);
3. The kids' bicycles and toys (there are bicycle racks for bikes and toys should be stored inside);
4. Miscellaneous tools and materials from that project you've been meaning to get to (please store these in the basement until you really are ready to tackle it); and
5. Anything that blocks reasonable access to your front door (your mail carrier and guests will thank you).

Items generally considered ok to have on your entryway (provided they don't obstruct access) include:

1. Potted plants;
2. Barbeques (please leave at least 3 feet between the BBQ and your siding when in use to prevent siding damage);
3. Tables and chairs
4. Seasonal decorations (Halloween props, Christmas lights, etc.)
5. Temporary items (if it's collecting spider webs, it's probably not temporary)

If you have a concern that something may or may not fall into the above categories, please contact Meadowlark Management and they'll be happy to review it with you.

Wood Creek Address Change and/or Central Mailboxes: At our August meeting, a representative from the United States Postal Service attended to discuss the option of installing Central Mailboxes around Wood Creek instead of delivering mail to individual units. These mailboxes would allow for improved security and accuracy of mail delivery though some board members noted the boxes might be less convenient. The boxes themselves would be funded by a Federal Grant. The association would be responsible for funding and installing the concrete foundation for the boxes.

The representative also noted that mail efficiency would be improved on their end and ours were Wood Creek to adopt a simple number only address for each unit. Instead of addressing a parcel to 255 N. Michigan 3-14 (building 3, No. 14), owners would simply list 255 N. Michigan No. 14. It was noted at the meeting that utility services still list the building first followed by the unit number in their systems which might cause unforeseen issues with the Utility companies' mail. The USPS rep promised to work with us to address this issue with the utilities should we decide to make an address change.

The board has not made a decision on either of these suggestions and would like your feedback. Do you like the idea of a central mailbox? Do you hate it? Do you want your unit address adjusted? Are you happy with the way it is? Call or e-mail Management and let us know.

Budget Review Meeting: In October the Board and Management will review and determine the Wood Creek Townhome budget for the coming year. We invite owners to attend, ask questions and provide feedback to the board about our vision for the community. Do you like the work being done? Do you want to see more? Do you want to see less? Are you curious how your dues are spent? Let us know. If you are unable to attend, contact Management with your questions/comments or to request a copy of the budget. We look forward to seeing you in October.

Board Member Farewell: The August Board meeting was the last official meeting for Board Secretary Jennifer Meitl-Conrad. Ms. Conrad's family is expanding and she recently sold her home to move into larger digs. Ms. Conrad joined the board with several currently serving members in 2010 with a strong desire to serve and improve Wood Creek for everyone. In her 4 years on the board, she organized a number of events, took meeting minutes and made a host of important decisions for Wood Creek's benefit. Thank you for your service Jennifer. We wish you the best.

Board Member Positions Available: In light of Ms. Conrad's departure, we'd like to note there are currently 3 slots available by appointment on the Wood Creek Townhome Board of Directors. If you've ever been interested in the work that goes into maintaining Wood Creek and can volunteer your time, contact Management or come to one of our meetings (Generally the 3rd Monday of the month at 7pm. See a detailed list of meeting dates posted on the office bulletin board).

Thank you for allowing us to continue to serve you. We wish everyone here at Wood Creek a pleasant Fall season.

Sincerely,

Wood Creek Townhome Association
Board of Directors