



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

Greetings Wood Creek Townhome Owners and residents,

This is your Spring 2014 Newsletter. Now that winter is behind us and hay fever not yet upon us (hopefully), Wood Creek Management and the Board would like to take the time to update and remind you of several upcoming events and policies.

REMINDERS:

Entryway Debris:

Now that warmer weather and Spring Cleaning is here, we'd like to remind owners and residents to please keep the common area entry way (i.e. your porch) free and clear of debris. Those spare tires you can't seem to figure out what to do with, that moped parked on your porch instead of a parking spot, those materials from your remodeling project you haven't quite gotten around to yet, those children's toys that have spilled out of the playroom and out the front door---please relocate them (See Rules and Regulations No. 2 & 10). Let's keep Wood Creek clutter free.

Exterior Fixtures:

Please note, owner added fixtures on the exterior of all buildings are prohibited (See Rules and Regulations No. 5, 9 and 23). This includes satellite dishes which damage and impair the integrity of the siding. At this time, the Board is not requiring current dishes affixed to wood sided buildings be removed. However, all buildings with newly installed vinyl siding will need to remove any attached items and relocate their dish to the roof or a pole. Additionally, if owners or residents are aware of inoperable dishes (i.e. satellite dishes attached to the siding but no longer in use), please contact management and they will promptly remove and dispose of them.

Pet Cleanup:

A reminder to pet owners at Wood Creek. The grass is growing faster and no one wants to stumble onto Sparky's hidden present. Please remember to keep your pets leashed and clean up after them (See Rules and Regulations No. 7). You're neighbors and maintenance staff will appreciate it.

Repair Requests:

Here at Wood Creek, we strive to anticipate needed repairs. However, sometimes we miss something. If we do, please bring it to Management's attention.

UPDATES & EVENTS

Tree Trimming:

Beginning this week Wright Tree Service in cooperation with Westar Energy will be trimming trees throughout the Wood Creek complex. Their focus will be along the North, West, and South property lines; Wright will trim all trees posing a hazard to the electric lines. This work should not cause anyone to lose power. If Wright/Westar needs to cut power to any unit, you will be notified prior to shutoff.

Re-siding Project Continues:

With warmer weather, it's time to pick up where we left off with the Wood Creek Townhome Re-Siding Project. The building selected this year for re-siding is **Building No. 17**. Congratulations to the owners and residents there. The entire building will be wrapped with an underlayment (adding R-value, sound dampening, moisture control and resistance to insect/pest intrusion) along with new vinyl siding which will bring beautiful long lasting color as well as increased protection against the elements. Work on siding is estimated to begin in May. Owners and residents of Building 17 will be notified when a date to begin the project is set. Please note, as mentioned above (see *Exterior Fixtures*), any satellite dishes or other items currently attached to the exterior walls of Building 17 will be removed by installation crews and will not be reattached to the new siding. **Building 17 owners and/or residents are encouraged to contact their current dish provider and request they reinstall dishes in an acceptable location.** If you have questions, please feel free to contact Management.

Termite Inspections:

Annual termite inspections will be held in June this year. Inspectors from Haley's Pest Control will be onsite to inspect the interior and exterior of each building. Inspections take about 10-15 minutes for each unit. You are welcome to attend the inspection or provide a resident or Management with a key. You may also contact Management to request a rescheduling of your appointment if you prefer to be present. We will send out another notice as the event draws closer.

Townhome Dues Status Update:

In our previous newsletter, the Board noted the estrangement between the Condo Association and Townhome Association and the resulting income loss to general maintenance. The Board also noted the potential need to further increase dues to bridge the loss of Condo Association contributions to general funds and the loss of access to common areas for Condo Association owners and residents. We are pleased to note that at our April 21, 2014 meeting, the newly elected Condo Board President attended and requested negotiations resume among the Townhome and Condo Boards. We will bring you more information on this encouraging development in the coming weeks.

Sincerely,

Wood Creek Townhome Association

Board of Directors