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Fall 2015 Newsletter

Greetings Wood Creek Townhome Owners and residents,

We hope you have enjoyed the 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.

Playground Project: In July, the Board turned its focus on improving the playground and surrounding area. Bids were collected and reviewed and a project selected. The project will be implemented in stages as funds become available. Stage 1 has been funded and involves adding weed-block and sand to the playground. Stay tuned for future improvements in the coming months.

Beautification: Over the spring and summer months, we've been working steadily to improve the common areas, particularly along the north and south road entrances. We've added plants and mulch around trees in key locations. In addition, excess mulch is provided free of charge to owners and tenants that wish to make use of it in the common areas around their homes. Mulch is located next to the parking lot along the north entrance between buildings 1 and 3. The Board is always looking for ideas to improve the common areas around Wood Creek. For example, if you have plants/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 (1 hour or 20, we'd love your help), please contact Management.

Partitioned Gardens/Flower Boxes: Dovetailing on Beautification, 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 reserves the right 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 living in your unit, 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: Inspections are scheduled in September (please see enclosed flyer). Inspections take roughly 10-15 minutes per unit. If you are unable to be present during the time allotted, please make plans to provide a spare key to Management. If you prefer to be present but have a scheduling conflict, please contact Management.

Siding Replacement: Building 9 was selected this year for re-siding and has recently been completed. The Board would like to thank Wempe Brothers Construction for their hard work and invite you to take a look at the finished product.

****A Note to Owners and Occupants of Building 9 – A reminder:** All satellite dishes, plants, and fixtures attached to the walls of re-sided buildings 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 and where they may be re-attached, please contact Management.

Common Area Entryway Reminder: We'd like to take this opportunity to 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're 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)

In addition, if you have items listed above lying around your unit in the common area, you will be asked to remove the items. If you have a concern that something may or may not fall into the above categories, please contact Management and they'll be happy to review it with you.

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.

New Board Members: In July and August, the Board appointed two new members, Margretta Devries and TJ Henderson to serve out the remaining terms of two available Board positions vacated last year. We'd like to thank them for their interest in serving Wood Creek and we look forward to working with them. Likewise, there remain 3 available seats on the Board. If you are interested in serving, please contact Management or attend one of our monthly Board Meetings (3rd Tuesday of the month).

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

