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Summer Newsletter

Entryway Debris:

Now that warmer weather 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 indoors or off site (See Rules and Regulations No. 2 & 10). If you have any questions or concerns, please give Sara Rock a call.

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 have it ground mounted (Please notify and obtain site approval from Management prior to ground mounting). Additionally, if owners or residents are aware of inoperable dishes (i.e. satellite dishes attached to the siding but no longer in use—perhaps from a prior owner or renter), please contact management to have the dish removed.

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 surprise. Please remember to keep your pets leashed and clean up after them. You're neighbors and maintenance staff will appreciate it. Also, we want to remind residents that dog ties are not allowed at Wood Creek. Pets may not be tied to fixtures and left unattended for any amount of time (See Rules and Regulations No. 7 regarding pets).

Repair Requests:

Here at Wood Creek, the Board and Management strive to anticipate, locate and prioritize needed repairs. If you think we've missed something important, or would like a status report on a current request, please contact Sara Rock.

UPDATES & EVENTS

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. For those of you that missed our last newsletter, the building selected this year for re-siding is **Building No. 3**. Congratulations to the owners and residents there. The entire building will be wrapped with an underlayment (adding insulating R-value, sound dampening, moisture control and increased 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 is estimated to begin in late Summer or early Fall. Owners and residents of Building 3 will be notified when a start date is set. Please note, as mentioned above (see *Exterior Fixtures*), any satellite dishes or other items currently attached to the exterior walls of Building 3 will be removed by installation crews and will not be reattached to the new siding. **Building 3 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 tentatively held in September 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.

Raised Garden Bed Plots:

You may have noticed a few improvements while cruising through Wood Creek. That's because one Saturday morning in April, Board Members, Management, Maintenance and about 60 volunteers (not all pictured) from KU's Big Event descended on Wood Creek. The weather was perfect, overcast and not too hot. The students arrived at 10:00am sharp by the truckloads with rakes, shovels, clippers, brushes and fantastic attitudes. Under Management and Board supervision, several teams fanned out throughout the complex and went to work. Weeds were pulled, railings painted, trash removed, planters improved and trees mulched but the primary project included building several raised garden beds near the road just west of Building 8. The project was selected based on owner feedback, cost and overall benefit to the Wood Creek Community. The garden site was chosen due to its sunny location and ease of access. The project was also timed to coincide with KU's annual volunteer event providing a large free source of labor. The beds are for owners and residents alike that want to try their hand at gardening but just don't have the space or light. Immediately following the completion of the project, a notice was sent out noting five garden beds would be available on a first come first serve basis. As of the writing of this newsletter, all beds have been reserved for the remainder of the season. Please note, however, the site was built with potential expansion in mind so if you missed your chance, contact Sara Rock and let her know you'd like to see more spaces next year. We are excited to see this project take root (sorry, I couldn't resist) and look forward to a bountiful harvest. We encourage you to come by the gardens and see what's growing but ask that you please be respectful and leave the picking to the owners of the beds. Likewise, if you'd like more information regarding bed reservations for next year, or would simply like more information on garden rules and guidelines, contact Ms. Rock.

Compost & Mulch:

In preparation for the building of the raised beds and various other improvement projects, mulch and compost was obtained during one of the City of Lawrence’s Community Compost & Woodchip Sales. Several truckloads of mulch and compost were brought in and placed at the edge of the parking lot west of Building 1 & 2 at significant savings to Wood Creek. All owners and residents are encouraged to help themselves to any mulch/compost available to use around your building yards and gardens (Not to worry, we will periodically bring in more if we run out).

Thank you to all the volunteers, Board Members, Management and Staff for making this volunteer day possible. We are very excited about what we were able to accomplish and hope you are too. We are already looking toward next years’ event so if you have any suggestions or would like to volunteer...yes, you guessed it...let management know.

Thank you for your continued support, and stay cool out there this Summer.

Sincerely,

Wood Creek Townhome Association
Board of Directors

