



## Inoperable Vehicles

Inoperable vehicles are not allowed at Wood Creek. If you have a vehicle parked in a guest spot, make sure that it is tagged and operable or management will tow it at your expense.

If you have a vehicle parked in a guest spot that has not moved in more than a month, it will be ticketed to be towed.

You are free to park any vehicle in your marked spot as long as it has current tags.

Parking is limited at Wood Creek, so please be courteous to your neighbors by not taking up parking spaces with inoperable vehicles.

If you would like to report an inoperable vehicle, please call or email management and they will take the necessary steps for removal.

Feel free to contact management if you have questions or concerns. We will be more diligent with enforcing these rules at the request of owners and residents.

## Entryway Debris

We'd like to remind owners and residents to please keep porches and decks free and clear of debris. We are asking all residents to do a fall porch and deck cleanup to help with the beautification of the Wood Creek community. What does that mean?

- Do you have a spare tire you can't seem to figure out what to do with? Call or email management and they will arrange a special pickup by the City of Lawrence Solid Waste Division.

- Are those materials from your remodeling project you haven't quite gotten around cluttering the entryway? Please do not store construction materials on decks or porches after your project is complete.

- How about the children's toys that have spilled out of the playroom and out the front door? Make sure that toys are stored neatly and not in the grassy common areas.

Let's keep Wood Creek clean and clutter free.

## Fall 2018 Newsletter

### Credit Card Payment Option Available

Wood Creek can now accept credit card payments for HOA dues through QuickBooks. If you would like to take advantage of this option, there will be an additional processing fee added to your total. The processing fee is 3.75% which would increase the regular monthly payment of \$155.00 to \$160.81.

If you are interested in taking advantage of this payment option, please contact Sara with management and she can walk you through the process. Payments can be made over the phone, at the Meadowlark Property Management office, or Sara can email you an invoice that you can directly click on to pay.

If you are not interested in using this option, please continue making payments as you have done in the past.

### Website Launch

We are excited to announce the launch of our Wood Creek website. Board member Margretta DeVries created the layout, and our Property Manager, Sara Rock will continue to add content. Please feel free to check it out and email management if you have any suggestions.

[www.WoodCreekLawrence.com](http://www.WoodCreekLawrence.com)

### Upcoming Events

11/15  
9am—1pm  
Termite Inspections  
Bldgs 1-9

11/16  
9am—1pm  
Termite Inspections  
Bldgs 10, 13-20

11/20  
7pm  
TownhouseBoard  
Meeting

## Residing Project Continues

We are now more than 1/3 of the way done with our residing project! We have resided 6 of our 18 townhouse buildings and are currently working on our 7th, Building 14.

During this residing process buildings are wrapped with an underlayment (adding R-value, sound dampening, moisture control and resistance to insect/pest intrusion) along with new vinyl siding which brings beautiful long lasting color as well as increased protection against the elements.

## Common Area Concerns

Leaf mulching season has arrived!! Please remove all items from the common area grass. Personal property may only be stored on decks or porches so that maintenance has a clear path to mow/mulch.

## Curb Parking

We would like to remind residents about our curbside parking rules. There is no parking allowed along curbs painted yellow. This is for the safety of drivers and pedestrians. Vehicles parked in these no parking zones will be warned and then vehicles will be towed at owner's expense.

When parking along the curbs, please keep vehicles off of the curbs and grass!

## Dog Ties / Dog Waste

We are continuing to have issues with unattended dogs and dog waste throughout the complex.

Please remember the following rules and regulations regarding dogs at Wood Creek:

**- A pet may not be tied to fixtures and left unattended.**

If you have a dog tie set up outside your unit, it will be removed by management. Dogs must be attended to at all times for the safety of residents. Also, we have been having problems with dog ties being run over by the mower.

**- It is the responsibility if the pet owner to remove and properly dispose of pet droppings.**

You are required to pick up after your pet every time they poop. This applies to all of the common areas, including directly in front and in back of your unit. There are dog waste stations set up throughout the complex if you need supplies.

## Now Hiring!

Wood Creek is now hiring for a part-time position of maintenance worker. The job available is 10-30 hours per week, depending on weather and time of year. Pay is based on experience and applicants must be 18. Please see the job description below, and contact management if you are interested in applying.

We are also looking for residents who would like to help with snow removal. We would provide shovels and salt, and you would help maintenance personnel shovel snow from walks, driveways, and parking lots, and spread salt in those areas. Applicants must be 18, and pay is \$12/hour. Contact maintenance if you are interested.

### Maintenance Worker Description:

The position of landscaping and groundskeeping worker consists of landscaping or maintaining grounds and property of the Woodcreek Townhouse Association, Inc. using hand or power tools or equipment.

### Tasks:

- Care for common area lawns by mulching, weeding, removing thatch, and trimming and edging around flower beds;

- Gather and remove litter;
- Maintain and repair tools, equipment, and structures such as buildings, playground, basketball court, fences, railings, gutters, and exterior lights, using hand and power tools;
- Mow and edge lawns, using power mowers and edgers;
- Operate vehicles and powered equipment, such as mowers, tractors, snow blowers, chain saws, electric clippers, and pruning saws;
- Provide proper upkeep of sidewalks, driveways, parking lots, planters, and other ground features;
- Prune and trim trees, shrubs, and hedges using shears, pruners, or chain saws;
- Clear gutters of debris;
- Shovel snow from walks, driveways, and parking lots, and spread salt in those areas;
- Clean, repair, and maintain dumpsters;
- Climb ladders to reach elevated tasks;