



Winding Creek Newsletter

Winding Creek HOA

Volume 3
July 2007

Petitions to Amend Restrictions Available

The Board has received complaints and inquiries regarding several areas covered in articles of our Declaration of Covenants, Conditions and Restrictions. The complaints and inquiries cover the following articles:

- Article 6.17 Garbage and Refuse
- Article 6.18 Fences and Obstructions
- Article 6.21 Swimming Pools, Tennis Courts and Other Structures

In order to act on the opinions held by the majority of homeowners on these issues, the Board has drafted petitions related to those above articles. We are asking you to vote yes or no on each petition. In order for our restrictions to be amended in any way, 75% or 199 homeowners must vote "yes" on each petition.

And only 67 votes are needed to defeat the petition. The wording of the proposed amendments is available on our subdivision website for you to view so that you can decide whether or not you want to vote "Yes" or "No" on the petition.

Petitions are available now for your signature at Jennifer Tiedt's home, 56462 Winding Creek from 9am-9pm everyday. She can also be reached at 586-992-3593 or at BoardMember@windingcreekhoa.com. After July 31, 2007 the Board will be closing the petition drive and will publish the results.

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Special points of interest:

- New Kroger site planned near us. See our website for more information.
- Don't forget to send in your submission for the neighborhood directory. Go to www.windingcreekhoa.com to fill out the form online.

Board Resignations

During the month of June, the Board of Directors lost two of its members due to resignation. Both Denies Stier and Rob Koshay resigned from the Board. Thank you, Denise and Rob, for all that you did for the neighborhood!

At this time we are looking for volunteers/nominations for the Board and its Architectural Control Committee. Please consider volunteering on your subdivision Board of Directors. Contact Stefanie Makar, Secretary@windingcreekhoa.com if you are interested in serving now or in the Fall.

Financial Report & Association Fee Reminder

First, we would like to thank all the homeowners that have paid their 2007 association fee (or annual assessment) of \$100 in a timely manner. Unfortunately we still have 29 homeowners that have not paid. We have invoiced these homeowners twice and mailed additional reminder letters to their homes. Realizing times are tough, we have even offered the use of a payment plan. Yet we have not received their association fee. This doesn't hurt only the non-paying homeowner but all those who live in the subdivision since it can ultimately result in an increase in the association fee to cover costs.

For those who have not paid their association fee, we have no choice but to file a lien against your home. Our attorney advised us to list all Lots that have not paid on our website, www.windingcreekhoa.com. If your Lot number and address appears on this list and a mistake has been made it is imperative that you show the Treasurer your cancelled check so that we might remove your home from the list. Otherwise, if we do not receive payment by August 1, the next contact from us will be from the attorney that is filing the lien against your home. Note: All liens that are still open from 2003 through 2006 are also listed on the website.

January 1—April 30, 2007	
CASH	
Savings	\$13,974.17
CD	\$15,968.82
Checking	\$7,436.04
Total Cash	\$37,379.03

EXPENSES	
Postage/Office Supplies	\$689.00
Website Maintenance	\$200.00
Water & Electric	\$1,086.89
Legal	\$355.00
Scott's Lawn Care	\$1,050.00
Lawn Care & Snow Removal	\$6,803.50
Total Expenses	\$10,184.39



New Lighting for Front Entrance

The Board is currently asking for and reviewing quotes for new lighting for the front entrance of the subdivision. Many of the lights are broken and have been broken over the years. So, we are planning to replace the lighting system with more commercial grade lights that will last longer and be sturdier.



Detention Pond & Pumps Update

Over the years we have had many questions and concerns regarding the detention pond at the back of our subdivision. After speaking to Macomb Township offices and obtaining an attorney to consult on the matter this is what we know: Winding Creek, Clearstone and Emerald Green subdivisions (the two subs that neighbor us to the east) are all responsible for the maintenance of the detention pond and its pumps. That being said, no maintenance or repairs have been done of the pond since Pulte handed the Association to us in 2003. This de-

tention pond's main purpose is to prevent flooding in the subdivisions by draining water from our streets into this storage basin. From there the water is left to nature—to evaporate. Upon weeks of investigating and getting maintenance and repair proposals for the pond and its pumps and trying to form communication with the other subdivisions it became apparent that we needed legal advice on how to proceed. The lawyer that we obtained advised us that, instead of doing costly third party billing or taking the burden and associated risks on

ourselves, we let Macomb Township use the special assessment district they established in 2001 to handle the work that needs to be done. What does this mean to you? It means that the maintenance and repairs to the pond and pumps will be handled by Macomb Township and the homeowners in all three subdivisions will be equally responsible to pay the government for the costs. We have been advised that this will not be an exorbitant amount, but at this time we do not know exactly the cost of the repairs. The cost will

be divided between approximately 500 homeowners. We, as your Board, voted 4-1 against taking the burden of the detention pond on ourselves. It would have meant costly yearly third party billing not to mention ongoing time and effort from future Boards. We promise to keep you informed on any new information we get regarding this. You can view copies of the detention pond documents we reviewed on neighborhood website.

Proudly Assisting Our Neighborhood



The Winding Creek Homeowners Association would like to take the time to give our appreciation and thanks to Major, U.S.

Marine, Michael Simek, Michael, a Marine for life, has been providing our subdivision with the most valuable and dedicated service of caring for our American flag at the entrance of our subdivision. Mr. Simek is the person who has faithfully raised, lowered and maintained our flag since Pulte turned over

the subdivision to the Homeowners Association. The Board authorized the purchase of a new American flag and a Michigan state flag as the one that we had flown was weathered and needed replacements. Thank you, Michael, for your dedication. It is most valued and appreciated!



Winding Creek HOA

Winding Creek Homeowners Association
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For suggestions and/or inclusions in the newsletter, please contact Stefanie Makar at Secretary@windingcreekhoa.com



Visit Our Website for More Information On...

- Neighborhood Bylaws and Restrictions
- Board Meeting Minutes—Next Meeting July 11
- Annual Garage Sale—July 19, 20, 21
- Annual Picnic

www.windingcreekhoa.com

Remember this is your subdivision newsletter and website.

All suggestions are welcome!