



Winding Creek Newsletter

Winding Creek HOA

Volume 2

March 2007

One Garbage Collector for Macomb Township

The new garbage contract with Macomb Township begins on April 1, 2007 and our current subdivision contract will be null and void then.

The new monthly charge will be \$14.03 per household and will include: garbage, grass, recycling (bins provided free) and no charge for large bulky items (you must notify WM for large item pickup).

They will accept garbage in any receptacle, but you may purchase

a rolling trash can from WM instead of renting one.

Each year homeowners will be charged \$2 for hazardous waste disposal.

Our 37th Earth Day is April 22. Start household recycling today. Call WM at 1-800-796-9696 to obtain your bin.

Items able to be recycled are: number 1 and 2 plastics only (see the bottom of your container for the number code inside the recycle symbol if in question),

green, brown and clear glass as well as magazines and newspapers.



If you have any additional questions, please contact the Township at (586) 992-0710 or WM at 1-800-796-9696.

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Special points of interest:

- Give us your input on annual picnic and garage sale.
- Sell your items in the next newsletter. See back page.
- A Plastic WM Yard Waste can was found in a neighbor's yard. Call 586-992-1773 to claim it.



Planning for Summer Garage Sale

We would like to begin planning for the 2007 neighborhood garage sale. The tentative weekends the Board has picked to hold the sale are July 14-15 or

August 4-5, 2007. Do you have a preference? Let us know. Do you have ideas about how we should advertise? Let us know that too. We'll take your ideas

into consideration and keep you informed as to the actual date and arrangements.



Letter from the Board: HOA Restriction Violation Policy To Be Implemented

Dear Winding Creek Homeowners,

As stated in the Winding Creek Declaration of Covenants, Conditions and Restrictions (Section 8.3), it is part of the Board of Directors' responsibility to the association to ensure that each homeowner is aware of and complies with the restrictions that govern it. These efforts to date have included newsletters, annual association meetings and a website, www.windingcreekhoa.com with the Declaration of Covenants, Conditions and Restrictions and ByLaws available for all homeowners to view. The Board of Directors has also made some efforts to enforce the restrictions with letters to the homeowners that are in violation. Even with these communication efforts, we have been faced with some restriction violations.

Therefore, the Board of Directors has recognized the need for a written policy regarding how we will be handling violations of the restrictions. The following procedure will become effective April 1, 2007 to ensure that our restrictions, which are agreed upon by each homeowner upon purchasing a home in the Winding Creek subdivision, are enforced.

Enforcement Policy/Process:

- Complaints and violations are reported to Board of Directors and documented in the Complaint/Violation log. (Restriction Violation Submission Form available at www.windingcreekhoa.com)
- All actions taken by the Board and homeowners of Winding Creek will be maintained as part of the Complaint/Violation log.
- Board will review issue to determine if violation does exist.
- If violation is determined to exist then,
 1. Notice of the violation from the Board of Directors shall be sent by first class mail to the homeowner. This notice will include lot number and address of homeowner, alleged offense, the article number of the restriction that has been violated and probable Macomb Township ordinance violation (see zoning ordinance at www.macomb-mi.gov).
 2. Homeowner will have 14 days to respond to the Board regarding the violation. The homeowner can request a meeting with Board Members to rectify the violation. In the event that the Board, after reviewing the response from homeowner, still feels that a violation has occurred, the non-compliant homeowner will have seven days to rectify the situation. The Board of Directors decision is final.
 3. Failure to respond to notice of violation constitutes default.
 4. The Macomb Township Ordinance Department will be contacted by a member of the Board and provided with a copy of the notice of violation. The Macomb Township Ordinance Department has very strict rules regarding ordinances. A personal warning will be issued by the Macomb Ordinance Department and a letter of intent will be sent to the homeowner with a possible fine. If the Macomb Ordinance Department deems it necessary, a civil suit can and will be brought against the homeowner.

Our Articles of Incorporation are registered with the state of Michigan and are available on the Michigan government website. Our Declaration of Covenants, Articles, Restrictions as well as Bylaws have been submitted to Macomb County. Most of our restrictions are also reflected by the Macomb Township Ordinances and are not only to maintain the beautification of our neighborhood, but also our township.

If you have any comments regarding this new policy please contact a Board Member by mail or e-mail. Thank you for your compliance.

Sincerely,

Denise Stier, President@windinfcreekhoa.com

Stefanie Makar, Secretary@windingcreekhoa.com

Rob Koshay, Vice President@windingcreekhoa.com

Jennifer Tiedt, Board Member@windingcreekhoa.com

Tom Ames, Treasurer@windingcreekhoa.com



Insert graphic

Where Has Your Money Gone? January - February 2007

Insert Financial report here.
Maybe mention something about
the pump and new quotes.

Subdivision Picnic



Getting together and socializing in the summer months is fun but it's hard to imagine that warm sunny weather right now. We would like your thoughts on our annual picnic/barbeque. Did you like the food pro-

vided last year? How about the entertainment? Would you like to see something different done? What about entertainment? Do you have a suggested date and/or location in mind? Please e-mail us your thoughts at info@windingcreek.com

Annual Dues

Just a reminder...Don't forget to pay your Annual Homeowner Association Assessments Dues. Your dues should have been paid by March 1, 2006. Late charges can and will be implemented. We have

placed liens against homes for non-complaint homeowners. We realize times are tough and therefore a payment plan can be arranged by contacting Tom Ames, treasurer, at 586-992-

8536. Payments should be sent to Winding Creek Homeowners Association, P.O. Box 332, Washington Township, Michigan 48094.

*Insert graphic or coupon from
Landscapesource.com*



Winding Creek HOA

Winding Creek Homeowners Association
P.O. Box 332
Washington Township, Michigan 48094
E-mail: info@windingcreekhoa.com



HOA Classified: For Sale, Wanted, & Current Events

We have decided to add a new space in the newsletter just for your benefit. Are you selling anything? Are you looking to buy anything? Or did you have a special event that happened at your house (wedding, birth, award, promotion, etc)?

Let us know about your item for sale, item/situation wanted or event and we will publish it here in the next quarterly newsletter to share with everyone in the neighborhood. Please e-mail your input to Jennifer Tiedt at BoardMember@windingcreekhoa.com or fill out the Event Submission form under Announcements on the website at www.windingcreekhoa.com.

Congratulations to Holiday Decorating Contest Winners!

The following homes were nominated by homeowners and selected by the Board as the finalists for the Holiday Decorating Contest. If you haven't seen the pictures of the homes lit up, go to www.windingcreekhoa.com and click on the Winning Homes link on the Announcements page.

First Place: 18118 Country Club Drive—\$50 Target Gift Card

Second Place: 56583 Winding Creek Drive— \$30 Target Gift Card

Third Place: 56277 Oasis Drive— \$15 Target Gift Card (Spring/Summer Flower Contest???)

Neighborhood Directory & Comment Form

As we mentioned in the December 2006 newsletter, we are planning the publication of a neighborhood directory. The directory will be a resource that benefits us all and makes our neighborhood even more desirable. The directory is planned to contain the names, addresses, phone numbers and e-mails of the residents of Winding Creek as well as information on who provides services like babysitting, dog walking and house-sitting. Contact numbers for the Winding Creek Homeowners Association Board, Macomb Township offices and recreation and possibly even nearby schools are also planned to be included. We have researched other neighborhood directories and are modeling ours after ones we have reviewed. Please fill out the attached form and mail to the WCHOA mailbox or fill out the directory form online at www.windingcreek.com. Fill in as much or as little as you would like to see about your family in the directory. We value your participation. The Board may also use the information to contact you about HOA business. Please fold the form into thirds, tape or staple and mail to the printed address.

Last Name: _____

First Names: _____

Address _____

Lot # _____

Phone _____

Emergency Contact & Phone _____

E-mail address: _____

Kids Names and Birthdays: Indicate the following: B-Babsitter, D-Dogwalker, H-House-sitter

Do you own a business and would like information about it made available in the directory?

Name of business: _____

Description of services: _____

Address: _____

Phone: _____

Additional Comments

Is there any other information that you would like to see included in the directory?

Of the Boards ideas for 2007, which ones would you like to see implemented? Please check.

Neighborhood watch program.

Entry sign to notify homeowners of annual meeting, picnic, garage sale, etc.

Stop signs

Further enhance the common areas.

Do you have any additional suggestions regarding the subdivision and the HOA? (Feel free to e-mail the Board at info@windingcreekhoa.com if all of your ideas do not fit on this form.)

Would you like to participate on a HOA committee? Please circle. A member of the Board will contact you.

Yes No

Please apply
postage
here.

Winding Creek Homeowners Association
P.O. Box 332
Washington Township, Michigan 48094