

WoodCreek Civic Association

December 9, 2018

Dear WoodCreek Neighbors,

Season's greeting and its dues time again! Take a deep breath and prepare for a narrative.

Alas, there will be an increase in 2019 dues. Events of the past year have strained our resources. The snow season was the second most costly since I became Treasurer in 2009. We far exceeded what was budgeted. Secondly, our practice of hand delivering newsletters, etc. to your mailbox has been understandably challenged by the Post Office (after all these years) and we now have the added cost of mail prep and postage. The board has thus approved a modest raise to WoodCreek dues by \$5.00 for a total of \$45.00 for 2019.

Dues pay for the general operating expense of your Civic Association, including the Directory, the "Playback" newsletter, postage and various community information events like the annual meeting, Neighborhood Watch Forums, etc. Dues also serve to fund social events such as the Holiday Fete, "Turkey Trot" and Ice Cream Social, Summer Soiree and the Halloween party, activities that are intended to foster association and community spirit in WoodCreek. And please note, the Board is a voluntary body and no one receives compensation for any of their work on behalf of WoodCreek which include monitoring community issues, providing a liaison with various community and City offices, etc.

As to the Snow Fund, we've given up on trying to predict Mother Nature's intentions. For those of you who are new to WoodCreek, we contract as an Association to keep all the roads plowed and salted. Reality necessitates that we increase the assessment on this service by \$25.00 to \$55.00 per household, which reflects the actual cost of last season's service. Even with the increase, this is still a great deal. If it's not a heavy snow season, we will apply any surplus to the 2020 budget (i.e., lower the assessment for 2020). We urge **everyone** in WoodCreek to contribute to the snow fund, as clearly **everyone** benefits from this service. (Please note that 60 residents did not pay the snow assessment for the past season, thus passing \$2400.00 of the cost on to their neighbors.) Through the coming season, please note how passable WoodCreek roads are compared to surrounding neighborhoods and you'll come to appreciate the prompt and attentive service we receive.

The Common Area Maintenance covers mowing plus spring and fall clean up in the common areas and cul-de-sacs, in addition to special projects to enhance the overall appearance of the community. The assessment for this fund remains at ten dollars (\$10.00) per household.

The Legal Fund is currently adequately funded, so no contributions are requested in 2018.

Consequently, the total assessment per household for 2019 is increased over 2018 by \$25.00 for a total of \$55.00 or \$110.00. (The two rates reflect that plowing is only on the internal roads and excludes Middlebelt, Inkster, etc.) Payments can be made by check or on "PayPal" which can be accessed at "Pay" at our website, <ewoodcreek.com>.

As a final note, if you haven't already responded to the September letter from the WoodCreek board requesting phone numbers and email addresses for the community Directory, please do so now, either on the WoodCreek website or on the enclosed dues invoice.

Happy Holidays,

,Erick Ryberg, Treasurer