



December 11, 2022

To our WoodCreek Neighbors:

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

The WoodCreek Board of Directors is cautiously optimistic that 2023 will see a continuance of the return to "normalcy" that we have experienced as 2022 moved forward but alas, there will be an increase in 2023 dues. Events of the past year have strained our resources. The snow season was the costliest since I became Treasurer in 2009. We far exceeded what was budgeted for plowing and had to tap other budget categories and cancel or modify other activities to not go broke! Also, inflation this past year was evident in every aspect of the budget. We were left with the lowest end of year balance in board history.

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 subsidize 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. in addition to organizing the aforementioned social activities.

The board approved an increase in the General Fund to Eighty dollars (\$80.00) for 2023.

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. Due to increases in the costs, the assessment for this fund will be increased to forty dollars (\$40.00) per household.

The Legal Fund is currently adequately funded, so no contributions are requested in 2023.

We will not contract for snow removal this year. [See the notice on this matter.](#)

Consequently, the total assessment per household for 2023 is increased to one hundred and twenty dollars (\$120.00). Payments can be made by check or on "PayPal" which can be accessed at [Pay 2023 dues](#) at our website.

As a final note, please know that dues have ranged from \$80.00 to \$140.00 over my years as treasurer. While we felt it prudent to increase the dues this year to restore our viability, the board will continue in future years to assess dues "up or down" as is practicable.

Happy Holidays,

Erick Ryberg
Treasurer