



# Single Family Homeowners Association

Email: willowcreekhomes@yahoo.com

Website: www.willowcreekhomes.org

Voice Mail: 630.301.6908

Address: PO Box 870, West Chicago, IL 60186

## COMMUNITY NEWSLETTER Summer 2020

### BOARD of DIRECTORS

President	Jon Tuck
Vice President	Jim Miles
Secretary	Nancy Winchester
Treasurer	Debbie Ackerman
Member	Marc Fidanza

### WEBSITE

The subdivision's **MOBIL RESPONSIVE** website is [www.willowcreekhomes.org](http://www.willowcreekhomes.org)

The website has the **By Laws, Declaration of the Covenants, Conditions and Restrictions, the 5 Resolutions** and **Calendar** with upcoming events.



### HOA MEETINGS

Homeowner's Association meetings are open to any resident. Meetings are held quarterly at the **West Chicago Park District A.R.C. Center**

201 W. National St.  
West Chicago.



**Wednesdays at 7:30 pm**  
**June CXLID due to COVID 19**  
**August 12th**  
**November 11th\***

\* Annual Elections for open Homeowner Association Board positions.



### ARCHITECTURAL COMMITTEE

Prior to starting exterior improvements such as a deck, please **submit your plans to the HOA Board via email for approval.**

Email the Board at **willowcreekhomes@yahoo.com.**

Put your **address** in the **subject line**

The city of West Chicago and the Board require the following documents:

- **Plans**
- **Plat survey**
- **Drawings**
- **List of materials**



### HOME MAINTENANCE

Homeowner maintenance to consider:

- Trim or Shutters need painting?
- Garage Door need repair
- Mailbox need repair or replacement?
- Driveway need seal-coating or replacement?
- Northside of house need to be power washed?



### DOGS

Dogs must be leashed at all times. Also, **you are responsible for picking up the poop.**



### Weeds

Willow Creek is known for its beautiful park like setting. Please make sure that your lawn, beds and driveway are free of weeds.



### GARAGE SALE 2020 Dates TBD



### TRASH CANS

Don't be a Grouch. **Garbage cans must be stored inside the garage** not on the side or back of your house.



## SELLING

Please be sure that your Listing Agent **uploads the By Laws, Covenants, Conditions & Restrictions in the Additional Information Section**. There is a **\$125 fee** for the **Paid Assessment Letter**.



## ONLINE PAYMENTS

The Board offers **Online Payments** to pay your annual HOA fee or Paid Assessment Letter.

Sellers the PAL Fee will be paid at Closing from the proceeds of the sale.

Homeowners who are refinancing have to pay the fee upfront.

There is a 2.9% + .30 Processing Fee per transaction.

## VEHICLES



### Commercial Vehicles

**Commercial Vehicles are not permitted** in driveways.



### # of Vehicles In Driveway

Up to four (4) vehicles are permitted in the driveway and **must not block the sidewalk**.

**Note:** This is a **City Ordinance**.

Dear Fellow Neighbors,

The year 2020 has proven to be a year unlike no other. None the less your HOA Board is working hard to maintain the subdivision its' beautiful park like setting.

Due to Governor Pritzker's Shelter in Place Order the Board was not able to hold a 2nd Quarter meeting in either May or June.

The Board is hopeful that the West Chicago ARC Center will reopen so that we can have a 3rd Quarter meeting on August 12th at 7:30 PM.

During the Shelter in Place Order the Board noticed more activity on both the East & West Ponds.

Unfortunately the Waters of the Willow Creek Subdivision are not Safe!

### **WARNING!**

- No Boating
- No Kayaking
- No Rafting
- No Flotation Devices
- No Swimming

Please protect yourself and your neighborhood by refraining from Boating or Swimming Activities in either the West or East Ponds. Thank you for your understanding and cooperation.

If you have any questions about the information in this newsletter, please contact the Board.

We have 4 means of communication:

1. Email us [willowcreekhomes@yahoo.com](mailto:willowcreekhomes@yahoo.com)

This is the quickest & preferred way to communicate with the Board. If you have a question regarding your home, please include your address in the Subject Line. If you have a question or comment regarding one of your neighbors, please put their address in the Subject Line.

2. Website: [www.willowcreekhomes.org](http://www.willowcreekhomes.org)

The Website contains the following information:

- Events (Calendar)
- History
- Minutes
- Budget
- Newsletter
- Documents
- Seller & Refinancing
- Contact Information
- Shop (to make online payments for HOA Annual Dues)

3. Voicemail 630.301.6908 This is the least preferred method of communication because the Board does NOT receive a notification when there is a new message. Please email the Board instead of leaving a message.

4. Meetings: This is our favorite means of communication because we get see you our fellow neighbors! We hope to see you on August 12th!

Sincerely, The Willow Creek Single Family HOA Board