

# Stone Creek Village HOA

January



2011

~Stone Creek Village Homeowners Association is striving to create a welcoming community to enrich our lives and to build the highest value possible with homeownership~ lets make 2011 our best year yet!

## SNOW REMOVAL

The Board has contracted with Snow King LLC to take care of our snow removal in our community for the 2010—2011 snow season. Snow removal will not be requested until the snow level reaches or is expected to reach 3 inches. Due to the affordability of Snow King's bid, driveways have been included this year.

Our attitude toward life determines life's attitude towards us.

- Earl Nightingale

## DOG ORDINANCE

The Covenants and Bylaws state in Article VIII, Section 8.2, (a), that no more than two pets, such as one dog and one cat, two cats or two dogs shall be allowed in any one Unit. No pet or combination of two pets shall weigh more than 45 pounds. The Association will have the right to require removal of pets in the individual cases where such pets are or become legal nuisances and unreasonably disturb the quiet enjoyment of the properties by the owners. The Association may levy a \$25 per incident charge for any pet waste that is not cleaned up by the owner of such pet. Property owners are responsible for renters and guests.

## DUES PAYMENT

The majority of homeowners are paying their dues on time. This is greatly appreciated. This helps to ensure that all bills are paid on time and that we have funds available to continue to pay for all of the services we receive – snow removal, lawn care, sprinkler system maintenance, trash removal, common area, utilities, insurance, etc. We thank those of you for your timely return of dues! If you are in need of automatic payment forms, please contact Kim at Property Source.

For those who have chosen not to pay assessments, they will be assessed late fees, interest and face the risk of foreclosure as well as liens. Stone Creek Village Homeowners Association has started the foreclosure process on one home so far. This homeowner has now chosen to comply with the Master Deed, Covenants, and Bylaws. A second foreclosure is in the process at this time. This is our attempt to ensure that compliant homeowners are not paying the bills of others any longer.

## INSURANCE UPDATES

Snow removal/cement claim is in the discovery phase with nothing substantial to report at this time. For our 2008 missing insurance funds, 6 persons responsible have been identified. Bank records are being recovered and 2 persons have turned over insurance information. Dave Skalka is very positive we will recover our money with interest. Regarding the siding claim, the deadline has passed for Farm Bureau to respond. Our attorney is dealing with this stall tactic.

## LEASING UNITS

Under section 8.8 of covenants, owners must turn over copies of the lease and lessee information to property management within 30 days.

## REMINDER

The Board of Directors will be the governing body of the association and the management company ie. Property Source is the managing body. Any information collected from the management body or the board of directors is not to be used for any other personal purpose. Due to numerous requests by homeowners receiving emails of personal opinion and derogatory nature, we have been asked to communicate to homeowners to refrain from sending out unsolicited emails. All questions, comments, and concerns must be sent to Kim Henrichson. Kim may be contacted via phone at 934.0074 or email at [khenrichson@propertysource.org](mailto:khenrichson@propertysource.org)

## STONE CREEK VILLAGE HOA EXEC BOARD

Katherine Meyer, **President**  
Tanya Owen, **1st Vice President**  
Todd Allen, **2nd Vice President**  
Dustin Perchal, **Secretary**  
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