

September 11, 2020

Woodcreek Residents,

With COVID-19 still impacting our community, the Woodcreek HOA Board decided to update the residents on what has been going on in our neighborhood via this letter in place of a in person meeting. Since January 2020, the following repairs or improvements have been done to Woodcreek HOA properties:

- Front entrance trees were removed. These trees were starting to tear up the road and were impacting drivers entering and exiting the development.
- Front entrance landscaping was done to help beautify the area and replace the removed trees.
- Lights were added to the front entrance signs and median which has been dark ever since the old lights broke many years ago.
- Some trees along 12th Street that were damaged in a storm were removed. New trees are set to be replanted in the Fall.
- The old stained carpet and cracked tiles in the clubhouse were replaced with longer lasting and more durable “wood look” tile flooring.
- The old clubhouse fixtures were worn out (wobbly fans, broken door locks, rusty fixtures) and they were replaced with new fixtures.
- Clubhouse walls and ceiling were repaired from an old roof leak and newly painted.
- Landscaping was added to the front of the clubhouse.

We are still looking at replacing the fence panels at the clubhouse (metal poles are still good) and adding a few trees along 12th Street.

The clubhouse was closed for a few months due to COVID-19, but it is now open for smaller groups. Regular cleaning will be done to the clubhouse. If you wish to rent the clubhouse, please follow the instructions on our website.

There was some storm damage done to one of the clubhouse windows and some of the 12th Street fence panels. We are currently in talks with the insurance company about damage claims.

Even with all of the repairs and additions done this year, we are still in good shape financially. Please see the latest financial report on our website (woodcreek-hoa.com). The shaded areas on the report indicate estimates for the remainder of the year. We still have all of our reserve set aside for emergencies and still have funds to complete the future 2020 projects. We still have some houses with outstanding dues for this year, as we have only received ~\$27K of the \$31.5K in dues. The CPA has begun contacting homeowners with outstanding dues and notifying them of late fees.

Please contact the President of the Woodcreek HOA (president@woodcreek-hoa.com) if you have any questions or need clarification of any of the above items. We hope to resume in person meetings in the future when it is safer to do so. We hope that everyone in our neighborhood is staying safe and healthy.

Woodcreek HOA Board