

Creekwood Highlands News

Volume 1, Issue 2

Fall / Winter 2004

Association News

Annual Meeting Set

The 2004 Annual meeting will be held on Thursday, February 24th at Pilgrim Lutheran School located at W156 N5429 Bette Drive.

Topics to be discussed include; 2004 budgeted and actual expenses, proposed 2005 budget, committees for 2005, and discussion on several issues.

Please mark your calendars. More information will be sent to you individually regarding this meeting.

Annual Fees

Annual Fees will not change for 2005. The annual fee is \$135. Invoices will be mailed the last week of December. Fees will be due January 30, 2005, and a late fee of \$30 will be charged to homeowners who pay their dues after the due date. Additionally, interest will be accumulated at a rate of 12% per annum for each month that payment is not received.

Condominium owners are each considered a home owner to the association. However, your fees are paid to the association through the Condominium Board out of your monthly condominium fee.

continued on page 2

INSIDE THIS ISSUE

- 1-2 Association News
- 1,3 Creekwood Rezoning
- 2 Volunteers Needed
- 3 New Business

Creekwood Rezoning

Submitted By Mary Jo Maslowski

On November 17, approximately 65 members of both homeowners' associations met to discuss the proposed development for the southwest corner of Creekwood Crossing and Silver Spring Drive. The proposed development includes a restaurant and two 7,500 square foot strip mall type buildings. In order for the developer to proceed, the land would need to be rezoned from a C-6 Office District to a C-1 Neighborhood Business District. The residents of the subdivision that attended the meeting expressed many concerns with respect to the proposed development and the rezoning. A C-6 Office District is restrictive in its uses and would include such business as administrative, public service and professional offices (i.e. doctors, dentist, attorneys) as well as banks or credit unions (without drive-thru), barber and beauty shops, day care centers, interior design shops, real-estate and insurance sales offices and class "A" restaurants (sit down, order from the menu).

The extremely broad classification of C-1 could include businesses such as, but not limited to: antique shops; appliance stores; bakeries; barber & beauty shops; business offices; medical & dental clinics; clothing stores; confectioneries; craft supply stores; day care centers; delicatessens; department stores; doctors' offices; drug stores; depository and non-depository financial institutions without drive in/through facilities; fish markets; florists; fruit stores; furniture stores; gift stores; grocery stores; hair styling salons; hardware stores; hobby shops; meat markets; music stores; nail salons; office supply stores; optical stores; photographic supply stores; offices, class "A" restaurants; self service and pickup laundry (i.e. coin operated laundry); dry cleaning establishments without drive in/through facilities; soda fountains; sporting goods stores; supermarkets; tanning studios; tobacco stores; variety stores (i.e. "The Dollar Store"); and vegetable stores.

One concern with the proposed rezoning is that once the land is rezoned any of the above-mentioned businesses could be established in the development without input from the

continued on page 3

What do your annual fees pay for?

We've heard several questions regarding what your annual fees pay for. The biggest expenses of the Homeowner Association are: 1) landscaping of the common areas, 2) maintenance of the ponds, and 3) insurance. Some additional details on these expenses follow.

Common Areas

The common areas maintained by the association are:

- 1) an area by the East entrance on Creekwood Crossing,
- 2) the areas around the condominiums and the ponds (the area in the immediate vicinity of the condominiums is maintained by the Condominium Association),
- 3) an area on Ravenwood Drive near where Walnut Way Drive, and
- 4) the entrance to the subdivision from Marcy Road.

Landscaping:

Approximately 67% of our total budget pays for landscaping. This includes maintenance of the common areas with the subdivision. Landscaping expense includes items such as lawn mowing, mulching, replacement of dead plants, fertilizers and weed killers.

Insurance:

Liability insurance takes up another 11% of our budget. Liability insurance is necessary in case anyone sues the association as a result of being injured on the common property or in the ponds.

We do not currently carry officer liability insurance which would protect the association from misuse of association funds by the association board members. This will need to be looked at and considered in the next year's budget.

Pond Maintenance:

Pond maintenance is approximately 9% of our budget. Pond maintenance includes maintaining the pumps and motors on the ponds, annual storage of the fountains themselves (they are taken out in the Fall, maintained, stored and replaced in the Spring), and algae treatments. This item in the budget also considers future dredging of the ponds that will need to occur every 15-20 years. This is a fairly significant expense, so we need to begin accumulating reserves for this on an ongoing basis

Volunteers Needed

We are looking for volunteers to assist with several projects. Being that the Board consists of volunteers; the more people we have assisting with projects, the more we are able to do as an association. Here are some ideas we have as far as committees we should consider forming.

Holiday Decorating Committee

Would you like our subdivision to look more festive around the holidays? Christmas is the primary season that we would like to research, but we could consider other ideas for additional holidays as well. This committee would need to plan out the type of decorations we would want, estimate costs and prepare a project budget, review the plan with the Board, and once approved, complete the decorating.

Neighborhood Watch Group / Captain

The Menomonee Falls Police Department works with Neighborhood Watch Groups in a continuing to foster our low crime rates throughout our community. If interested in starting a Neighborhood Watch Group, we would need a representative to act as our Captain (or Co-captains) to represent our neighborhood and organize our Neighborhood Watch Group.

Web Site Committee

We would like to research the costs and benefits of developing a web site for Creekwood Highlands. This may be a way to provide easy access to information relevant to home owners within the subdivision. If we do not develop our own web site, Bonnie Clow will be developing a web site and would allow us to be a part of her web site. So this committee will be responsible for evaluating our options, determining the feasibility, usefulness, and costs of a web site for the subdivision.

Welcoming Committee

This committee would be responsible for greeting the new homeowners in the subdivision to ensure they have all the necessary subdivision information. This committee would also be responsible for maintaining the names/addresses of the homeowners in the subdivision.

Subdivision Events Committee

Several people have suggested an annual or every other year block party or a holiday gathering. This committee would be responsible for planning and organizing the various subdivision events.

If you are interested in being a part of any of these committees, please contact Lynn Kraus at ckraus2@wi.rr.com or any of your board members.

New Business

Association Mail Box

We are in the process of acquiring a mailbox for the association to be located within the subdivision. The proposed mailbox will be located near the corner of Ridgewood Drive and Ravenwood Drive. We expect to be able to announce more about this at the annual meeting in February 2005. The target completion date for this project is March 2005. We feel this is a very cost effective way to maintain consistency of an address for the Homeowner's Association, even though the membership of the Board can change every two years.

Until this project is complete, the current address for the Creekwood Highlands Homeowner's Association is:

Creekwood Highlands Homeowner Association
P.O. Box 461
Butler, WI 53007

Attention Dog Owners

Several home owners have complained about dog owners not picking up after their dogs. Some have also complained about dogs urinating on their grass which causes yellowing of the grass or even killing the grass.

Many home owners are particular about their yards. Please be reminded that a home owner's yard is their private property. Common property is owned by all of us in equal share, but you still need to be respectful of others rights and pick up after your dog at all times.

Geese

We have heard several comments about the mess made by the geese. In addition to the mess on lawns, the mess in the ponds requires us to treat the water. The ponds are a natural attraction to the geese, as is the natural environment around the ponds. The best way to control the geese is to with visual distractions. Additionally, please help by ensuring that no one feeds the geese.

Issues or Questions...

or topics you'd like discussed in a future newsletter, feel free to contact one of your Board members.


Lynn Kraus ckraus2@wi.rr.com
Gwen Lynn gwen.lynn@kohls.com
Marc Schneider marc_schneider@earthlink.net

subdivision. Many felt that this opened the subdivision up to having "undesirable" businesses in the subdivision's front yard.

Another concern was traffic. How does this type of rezoning and development affect traffic throughout the subdivision? As we all know, traffic is a problem throughout the subdivision. Regardless of whether or not the rezoning goes through, the restaurant will be placed on the vacant land. Access to the development must be off of Creekwood Crossing. There will be **NO** access from Silver Spring Drive.

These are some of the concerns raised at this meeting. Other concerns involved noise, alcohol (the restaurant will have a bar) and property values. A strong showing is needed by the subdivision at the December 7, 2004 Planning Commission Meeting. The meeting will be at the Village Hall and the Plan Commission will be making a recommendation regarding the rezoning. If you would like further information, please email Mary Jo Maslowski at mjmazgouw@yahoo.com.

If you can not attend the meeting and want your opinion considered, submit written comments in advance to: Matthew A. Carran, Assistant Director of Community Development, Villiage of Menomonee Falls, W156 N8480 Pilgrim Road, Menomonee Falls, 53051



Little Lambs of Pilgrim
Preschool & Child Care
(262) 781- 8305
&
Pilgrim Lutheran School
Grades K-8
(262) 781- 9387
Quality Christian Education in your own Backyard!

PRINTING AND POSTAGE
COMPLIMENTS OF:



BONNIE CLOW

**YOUR NEIGHBORHOOD
SPECIALIST!**

CALL ME WITH ALL YOUR REAL ESTATE

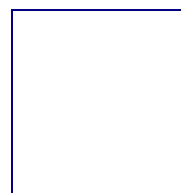
NEEDS: 262-797-7600X1456

OR VISIT MY NEW WEBSITE AT:

<http://bonnieclow.firstweber.com>



**Creekwood Highlands Homeowner Association
P.O. Box 461
Butler, WI 53007**



ADDRESS CORRECTION REQUESTED