

Meadow Creek Crossing Neighborhood Association Newsletter Fall 2019

Hello Neighbors!

The Meadow Creek Crossing Neighborhood Association includes ALL 110 homeowners. It exists to build community among its members and to maintain the common property (2 ponds, green spaces, cul-de-sacs, playground, natural areas) for the benefit of all residents. Everyone has skills and ideas to contribute, and we need involvement by all homeowners to maintain our vibrant community. The homeowners association board and committees have been busy these past few months, so we've put together this newsletter to update everyone.

The Annual Meeting was held on June 15 (a thank-you to Jim Scherdin for arranging a meeting space). A new Board of 3 members was elected:

Angela Deberry (2 year term)
Bruce Landay (2 year term)
Sherrill Retlick (1 year term)

Note that Sherrill will be completing her term in April 2020, so there will be a 2-year opening on the Board to be filled at the April annual meeting - date and location to be announced. If you're interested in serving on the Board or learning more about its responsibilities, contact the Board at meadowcreekcrossing@gmail.com.

A big thank-you to previous Board member Matt Dummert and to previous Treasurer Russ Cramer for their service. The new Board has appointed Melody Carter as Treasurer and Barbara Landay as Recording Secretary.

First Annual End-of-Summer Neighborhood Cookout: It was great to see so many residents come out for the barbecue on Saturday, August 26 at the Wendy Lane cul-de-sac! The weather was perfect, and it was a great opportunity to meet our neighbors. A big thank-you to Angela Deberry and Melody Carter for doing the planning and shopping, and to the "Grillmasters" for some great cooking!

Committee updates

Website: Our thanks to Kyle Kichura and Kilah Wenzel, who have reinstated the Meadow Creek Crossing website! Go to www.meadowcreekcrossing.com to check it out.

Ponds: A thank-you to Kyle Kaszynski for continuing to monitor the status of our 2 ponds and for working with the pond management company. Kyle also stepped up to find a landscape company able to take on the mowing of our community areas for 2019 when our previous contract fell through.

Landscaping: Our thanks to Greg Anderson for heading up this committee. He has solicited and reviewed bids for lawnmowing for the next two years. In addition, Greg has reviewed our landscape renovation needs (dead and overgrown plantings and weed management) with landscape companies and put together a plan for renovation of the entrances and all the community-owned green spaces, including the three access points to the large pond, the cul-de-sacs, and playground area.

The main entrance on Tanglewood has been completely renovated. A big thank-you to Kamal Soan for volunteering the use of his hose and outdoor faucet (as well as for watering on the weekends), and to volunteer waterers Gopinath Narasimhan, Jason Szpak, and Andy Saltarikos. The entrance on Lone Oaks and the large green space between Woodbridge and Division Road (“The Clearing”) have also been renovated. Additional renovation work will continue as weather and contractor scheduling permit.

Playset: A thank-you to Natasha Malesevich for all her research on a replacement for the 10+ years old playset near the large pond. Professional installation of a new, commercial-grade playset with life expectancy of 25 years and engineered wood fiber underlayment is scheduled for April 2020.

To get ready for the new playset, a neighborhood work day is set for **Saturday, October 12** (rain date Sunday October 13) to dispose of the pea gravel and to dismantle the existing playset. From 7am – 10am that day, come with your shovels, your buckets, and your wheelbarrows and take as much pea gravel as you’d like for your landscaping needs – it ALL needs to go! Any pea gravel left over must be hauled to the dumpster, so let’s put it to good use! Beginning at 10am, we need volunteers to come dismantle the playset and haul all the pieces to the dumpster, which will be parked in Natasha’s driveway on Misty Morning. Please contact Natasha to volunteer: natashablum@gmail.com

Thanks to Steve Retlick for removing the rotting roof and protruding nails on the existing play set.

Billboard: Our thanks to Sherrill Retlick for reviewing the Association’s contract with the advertising firm. A market analysis was completed and was very favorable for establishing new land lease agreement with Clear Channel. More to come in the next two months.

Rummage Sale: A thank-you to Theresa Ittner for continuing to organize the annual neighborhood rummage sale. For those of you who like to plan ahead, she reports:

The 2020 Meadow Creek Crossing Subdivision Spring Rummage will be Thursday June 11th, Friday June 12th, and Saturday June 13th. Families can participate one day or multiple days. Closer to the sale if families would like to list large items, the items could be added to an ad in Express News. It will also be posted on Facebook. If families want to participate they can give their address and it can be added to the list. We are looking to have a successful sale, so the more families that participate the more shoppers will be drawn to the sale. Start saving your items! Contact Theresa Ittner at theresaittner@yahoo.com, if you have any

questions. It also helps if you can spread the word about the sale with others at work, etc. Signs will be placed at entrance to subdivision and at major intersections.

Frequently Asked Questions:

Light Post Issues

As a homeowner, you are responsible for installing and ensuring the correct dusk to dawn operation of your light post. High pressure sodium bulbs are energy efficient and last approximately 2 to 3 years. A bulb indicates need for replacement when it starts to flicker. Suitable replacement bulbs can be found at Menards. Use a 70 or 75 watt high pressure sodium bulb with an amber glow. If your light is also on during daylight hours, your photocell needs to be replaced. A new dusk to dawn photocell can be purchased from Home Depot and replaced by the homeowner in about 10 minutes.

Mailbox Stain Color

When applying a new coat of stain to your mailbox, use Home Depot's BEHR Premium Weather Proofing Wood Stain in RUSSET color. This color will need to be mixed by Paint Department personnel. One small 7.5 oz sample size will cover structures with one or two mailboxes, two small cans cover 3 box structures and 4 small cans are needed for four box structures.

Where can I pay my Association Dues?

Association Dues are \$320 for the current calendar year January-December. You will receive an invoice in the mail in January/February. Annual dues must be paid by April 30th for each year. Dues should be mailed to: Meadow Creek Crossing Community Association, P.O. Box 823, Germantown, WI 53022. In 2020, homeowners will also be able to pay their dues online if they wish; details will be included with the invoice.

Do we have your email address?

The Board periodically sends email updates for meetings and upcoming events. Email addresses are never shared with third parties. If you did not receive this newsletter via email (and it's not in your spam folder) in addition to a copy in the US mail, please provide us with your contact information:

EITHER

Complete the FORMS portion of our website www.meadowcreekcrossing.com to update your email address(es), telephone number(s) or to change contact names on your property address

OR send an email indicating the changes to meadowcreekcrossing@gmail.com.

Homeowners Association Contacts:

To reach the Board: meadowcreekcrossing@gmail.com

To reach the Treasurer: meadowcreekcommunitytreasurer@gmail.com

Website: www.meadowcreekcrossing.com

That's all for now. Best wishes for a terrific fall!

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