

*Cambridge Partners Communities Designed Just for You!*

**A Few Words From Ron...**

Happy New Year Everyone! We are all looking forward to a great 2007! I hope everyone had a great holiday season!

A big thanks goes out to everyone in our community who donated toys and money for our Toys for Tots fundraiser, which was a great success! This month we have decided to take our Community Event "on the road" to The Tavern on Kraft, which is a fun place to relax and unwind with your friends and neighbors.

Speaking of "Community Events", did you notice we've changed the name from "Happy Hour"? That is because we want to encourage everyone to attend, and we don't want you to feel like our social events revolve around alcohol. While we do usually have beer and wine at our gatherings, there are many other things going on and not everyone drinks. So all you non-drinkers out there, please don't think our events are all about the booze! It's

About getting together, meeting your neighbors and making new friends! We hope to see some new faces this year, as well as all of the regulars!

Do you have an idea for a theme for one of our 2007 Community Events? We are in the process of finalizing our event calendar for the year and are always looking for fun new ideas. We are considering a "Woodland Creek Idol" singing contest, another Vegas Night, and lots of other fun themes for the year, call or drop me a line with your suggestions!

The winter weather is on its way! We've been lucky so far, but I have a funny feeling we are going to get hit all at once, so be prepared! Even though we didn't have a white Christmas, we sure did have beautifully decorated balconies! So, wait no longer, the winners of The 2006 Best Christmas Balcony are listed on the back! Thanks to everyone who decorated their balcony or patio, they all looked great!

Exciting News! I would like to officially announce that we are the new home for the Grand Rapids Rampage Arena Football Players!

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I am looking forward to seeing them around the community and at our events so they can meet everyone. Welcome Rampage Players!

In closing, I want everyone to know that the staff members of Woodland Creek, Woodbridge and Cambridge Partners are happy that you choose to live with us and make our communities your home. There are so many terrific people who live here. Some have lived here for many years, and some are new. If you are a new resident, please come and introduce yourself (*continued on page 3*)

**January Community Event! Thursday, January 18th 6-9 pm**



2929 Kraft Avenue SE  
Just head East on 28th Street,  
Turn right on Kraft and you're there!  
[www.tavernonkraft.com](http://www.tavernonkraft.com)

- Complimentary Appetizers
- \$1 off drinks until 7:00 p.m. ;  
20% off your entire tab for the evening
- Enjoy a DJ with Great Music & Dancing!
- Game Room with pool, shuffleboard & darts
- Fabulous Door Prizes!

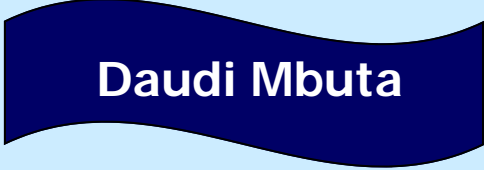


Only a Few Minutes Away!

# The Woodbridge Hot Spot



Congratulations!



Woodbridge Resident of the Month for January.  
Thanks for paying your rent on time! You've won a \$25 gift certificate!

**New Recycling Center Open In Kentwood!** Located at 5068 Breton (just north of 52nd Street at the Kentwood Public Works facility), the new recycling center is a free drop off site for household recyclables. See the enclosed flyer for more information.

**Announcing...The Woodbridge Holiday Balcony Contest WINNERS:**

**1st Place:** Lee Byers (\$75!)      **2nd Place:** Megan Stange & Melissa Martinski (\$50!)

**3rd Place:** The Herreras (\$25!)      *Congratulations Everyone!*

# Thanks to Everyone

for your generous participation!

Outback Steakhouse  
Buffalo Wild Wings  
95.7 WLHT

Carrabba's Italian Grille  
Beltline Bar Mexican Café  
YOU!



Donation Celebration!

THANK YOU! THANK YOU! THANK YOU! THANK YOU!

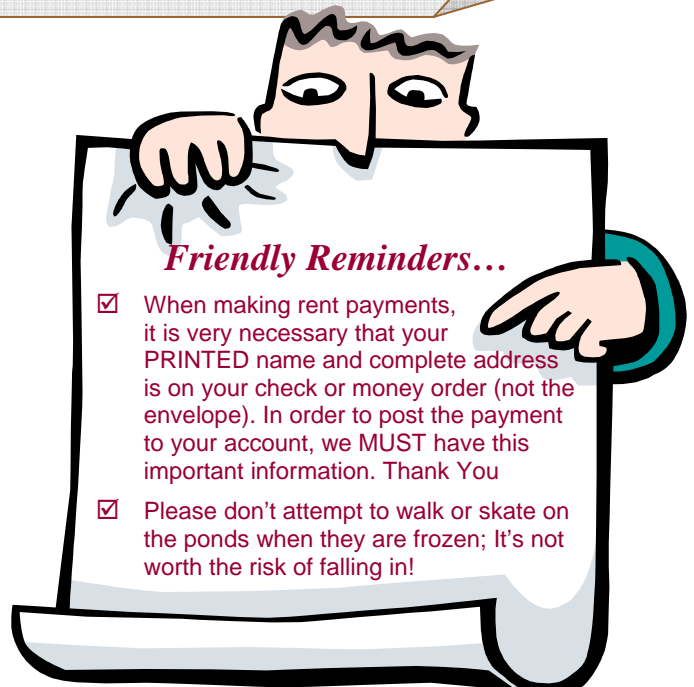
Congratulations  
To the Woodland Creek  
January Resident of the Month!



To be the resident(s) of the month all you have to do is pay your rent on or before the 1st of the month and your name will be entered into a drawing for a \$25 gift certificate to a local restaurant!

### Friendly Reminders...

- When making rent payments, it is very necessary that your PRINTED name and complete address is on your check or money order (not the envelope). In order to post the payment to your account, we MUST have this important information. Thank You
- Please don't attempt to walk or skate on the ponds when they are frozen; It's not worth the risk of falling in!



# January Calendar of Events

**Flower: Carnation**  
**Birthstone: Garnet**  
**Full Moon: January 3**

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
New Years Eve	1 New Years Day  <i>Rent is Due, Thank you!</i>	2	3	4 Trivia Day	5	6  <i>Rent Is Late</i>
<b>In the New Year, may your right hand always be stretched out in friendship but never in want.</b>						
7	8 Show and Tell Day At Work	9	10 National Cut your Energy Costs Day	11	12	13
14	15	16	17	18 Community Event at The Tavern on Kraft 6-9 p.m.	19	20
21	22 Celebration of Life Day	23	24 Belly Laugh Day	25	26	27
28	29 Freethinker's Day	30	31 Inspire your heart with the Arts Day	<p><b>Visit our website for a complete listing of Businesses participating with the Keychain Discount Club.</b>  <a href="http://www.cambridgepartnersinc.com">www.cambridgepartnersinc.com</a></p>		



**Having Out- of -Town Guests?  
 They'll feel right at home with us!**

Woodland Creek Guest Suites offers fully furnished apartments that can be rented nightly, weekly or monthly! Special Rates for Residents!

**Call 977-4477  
 for Reservations**

*One & Two Bedroom Suites are \$70-\$80 per night, plus tax for residents and their guests*



*(Ron's Letter Continued from Page 1)*

at our next community event. If you are old, keep on coming! We love to see your smiling faces!

We are all looking forward to a GREAT 2007! We have many projects planned to continually improve our communities in this New Year! More news about those to come in future newsletters.

As always, if you have any comments or suggestions please drop me a line!

**Ron Sabourin**  
 Communities Manager  
[rsabourin@mailcpi.com](mailto:rsabourin@mailcpi.com)

## Diamond Club Services

We are proud to offer you the following services at Woodland Creek! If you have suggestions for services or activities that we could offer to make your stay with us

### Free Video Library:

Stop into the office to check out our great selection of movies, we have over 700 movies to choose from! You must be at least 18 years old and have your Clubhouse card and photo ID. (Fees will apply to damages or lost videos)



### Water Aerobics:

Monday: 6-7 a.m. & 6:30-7:30 p.m.  
Tuesday: 6-7 a.m.; Wed.: 6-7 a.m. & 6:30-7:39 p.m.; Saturday: 9-10 a.m.  
Classes are \$3 per session.



No open swim at this time

### Coffee Talk:

Join us at the Woodland Creek Clubhouse every Wednesday from 9:30-11:30 a.m. for coffee, & doughnuts great conversation!



### Continental Breakfast:

FREE Breakfast every Monday through Friday in the Clubhouse! Stop by on your way to work and grab hot coffee, juice, fruit, bagels, English muffins and more! This is also a great way to meet your neighbors! Join us anytime between 6:00-8:00 a.m. on weekdays!

### Dry Cleaning Service:

Stop into the office if you would like to try our dry cleaning drop-off and pick-up service. Delivered Tuesdays & Fridays.



### Business Center & Free Wi-Fi:

Surf the net, send a fax or type a paper at our complimentary business center. Must be at least 18 years old or accompanied by an adult.

Have a laptop? Take advantage of free Wireless Internet (Wi-Fi) access in the clubhouse any time!



For all you card sharks interested in playing your hand, contact the Woodland Creek Leasing Office for full details.



## And the Winners Are...

Congratulations to the following people who won the **2006 Best Christmas Balcony Contest!**

**1st Place:** Sarah Wurz, Jeremy Kress and Matthew Haring

**2nd Place:** Jeff Burman and Robin Haight

**3rd Place:** Dave & Patty Fant

Thanks to everyone who participated in making our community so beautiful this holiday season!



### Have something to sell?

List it here for **FREE!**

Call 954-0015 or E-mail it to [kmarkwat@mailcpi.com](mailto:kmarkwat@mailcpi.com)  
Deadline is the 20th of each month

**FOR SALE: 1990 Plymouth Sundance, blue 2 door,** Manual Transmission, 98,000 miles, \$700.00; 20" Sylvania TV like new \$50; 27" Apex TV \$100; Barstool \$8; Toastmaster Coffee Maker \$5; and Portable Electric Grill \$25. Please call 942-5083

**2004 Pontiac Grand Prix: \$14,500.00 V6 3.8 Liter** Automatic Transmission, 37,000 miles, Premium Wheels, Leather Heated Seats, Premium Sound System Monsoon 9 speakers, 6 Disc CD Changer in Dash, & \*Other standard equipment. Call Heather at 901-0611

**For Sale: 5-Month New Furniture: Coffee table & 2 side tables w/glass top \$120.** 616-745-7341

**FOR SALE: Mink Jacket, black, size 12, stored** summers. Appraised at \$1,500.; will sell for \$600.; Men's suit: 44R, 100% wool, lined, navy pin stripe. Never worn. \$50 Call 956-7785.

**Women's Mountain Bike (purple) \$100.;** Women's Columbia brand bowling ball \$30.; bread machine \$20.; 1 karat diamond solitaire \$1000.; Solid oak 10 drawer dresser with large mirror/matching 2 drawer night stand \$600. Contact 616-957-2037

**Horizon Treadmill (T51) Excellent Condition!** Features: 1.75 HP motor, Heart rate (contact), Preset speed /Incline, 4 pre-set program modes, LCD readout. Folds for space saving. Call (616)-956-3101 or (616)-308-1823 (between 5:30 pm and 7 pm)

**FOR SALE: Roll top desk good condition call 616-821-6812** located on Pine Meadow Drive....616-821-6812

You can also list your classified ad online at the Cambridge Partners Website for free! Log on to [cambridgepartnersinc.com](http://cambridgepartnersinc.com) and sign into the Resident Forum

## We're Here to Serve You!

Communities Manager:

Ron Sabourin  
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Woodland Creek Leasing Director

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Marketing Director:

Karen Markwat  
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Woodland Creek Maintenance Supervisor:  
Chuck VanderMeulen

Woodland Creek Service Team:  
Bill French, Mike Starlin, Andy Spicer, Adam Burrell

Woodbridge Maintenance Supervisor  
Scott Staskus

Woodbridge Service Technician  
Mike Scott

Communities Grounds Supervisor:  
Ray Hernandez

Groundskeepers:  
Marlon Rittmaier, Erasmo Ojada, Justin Block

Clubhouse Monitors:  
John Sparks, Joni Haight, Justin Burns

Continental Breakfast Coordinator:  
Mary Lou Benham

Clubhouse Hours:

Monday-Friday: 6 a.m.-10 p.m.

Sat. & Sun.: 8 a.m.-10 p.m.