



THE WHISPERER

April 2016

Information Line @ Clubhouse: 350-8729

Website: www.whisperingmeadows.org



April Fool's Day
April 1st

EARTH DAY



APRIL 22



Arbor Day
April 29th

PRESIDENT'S CORNER

Barbara Fillinger, President

Volunteer Opportunities

Please see page 2 which contains a list of some of the volunteer opportunities within our community at the present time. Please take a look, and if you see something you might be interested in, feel free to reach out to the named contact to let him/her know of your interest or to obtain additional information.

If at any time you think you might enjoy being involved in a particular committee, call the committee chair (see the back pages of the Whispering Meadows Directory). Volunteers are always welcomed. Getting involved is a great way to get to know your neighbors and others in our wonderful community, as well as to contribute to the administration required to make this such a great place to live.

Alert Concerning Violations of Governing Documents

It has been brought to our attention that certain violations of our governing documents exist. Before the Association begins to address them specifically with the Owners involved, we'd like to provide everyone with advance notice. Examples of the concerns include such things as using the area beneath a unit's deck or stairs for storage, hanging additional signage on the outside of a unit, interior remodeling trash placed in the common area, unkempt side and rear landscaping, and decks in need of routine maintenance.

It is important to maintain the exteriors of our units and lots for aesthetic reasons and to ensure the value of our properties don't decline.

Updated Board Policies

Included with this issue of *The Whisperer* are updated Board Policy Nos. 104-316 and 901-316.

Inserted into No. 104-316 is language referencing recently-added Policy No. 105-1115.

**Volunteer
Opportunities
List
located
on
Page 2**

PRESIDENT'S CORNER (Continued)

From this point forward, in the event that an Owner fails or refuses to provide the Association with proof of homeowners insurance, if there is a mortgage company involved, the Association will request such information from that party, and in the event there is no homeowners insurance on the property, a request will be made of the mortgage company to force-place it.

Added to No. 901-316 is a section related to short-term rental or lease of a Townhome Unit. Our Covenants already prohibit such activity, but with the growing popularity of regular folks renting out their personal residences via such websites as Airbnb and VRBO, we thought it best to more specifically and prominently highlight the prohibition.

New Contact for Sending Notifications to Association Members

Effective immediately, I am responsible for sending out notifications concerning HOA activities or matters of interest to all Association Members. You can either call me at 373-5973, or email me at bfill@aol.com. Many thanks to Bud for filling this role over the past several years.

VOLUNTEERS NEEDED					
Role	Description	Cmte/Area	Date/Duration	Contact Name/Means	Contact On or Before
Assistant HOA Webmaster	Assist Webmaster with duties. WordPress experience required.	HOA website	Ongoing, open-ended term of service; about 5 hours per month.	Bill Hodges/225-4878 or hodgehofmo@gmail.com	Immediate need
Clubhouse Committee Member/Monitor	Check renters in and out of Clubhouse per provided guidelines. Attend annual meeting/s. Decorate at Christmas and takedown.	Clubhouse	Ongoing, open-ended term of service; serve as monitor 1 month a year, requiring 30 min. or less per renter, with 1-5 renters/mo.	Yvonne Hagaman/478-6198 or thagaman1@comcast.net	Immediate need
Block Captain (needs to be one of the residents in units 17212-17219 E. 44 th St. Ct. S.)	Serve as point of contact for security issues within your immediate cul-de-sac. Check cars for WM bumper sticker.	Safety and Security Committee	Ongoing; requires about 1 hour per month.	Dave King/785-5178 or d-king07@att.net	ASAP

LANDSCAPE: *John Zelk Chairman*

Submitted by Jack Wear

Spring has officially arrived as evidenced not only by the calendar but also by the budding trees and blooming daffodils and hyacinths. Let's enjoy the season!

Several landscape activities included in this year's lawn contract with "Turf Creations" have recently been completed as scheduled:

- Spring clean-up of leaves and yard debris.
- Application of mulch to common beds and tree wells.
- First application of fertilizer and pre-emergent herbicide chemicals to control grassy weeds like crabgrass and foxtail (lawns and common grounds).
- Pre-emergent chemicals applied to all beds, islands and berms.

On April 20th, a neighborhood walk-thru will be made by Mae Clark, Ellie Keibler, Nestor and John Zelk to determine front yard, berm and common area plantings that may need to be replaced.

Sprinkler system repairs and start-up are scheduled to begin on April 14th by John Zelk and "Turf Creations". Six days will be needed for this work.

The first lawn mowing of the season is scheduled for April 6th. Thirty one mowings are planned.

Rock will be added this summer to those Phase Three front foundation plantings, as well as Clubhouse areas, where needed.

The next meeting of the Landscape Committee will be on Monday, May 9th, at 7:00 P.M. in the Clubhouse.



Submitted by John Zelk

Project Suggestions

The Landscape Committee has identified 4 projects many of us might need or want to do. These projects are the responsibility of us, as residents, to pay for. None of these projects are required but will enhance the looks of our homes while helping control erosion and weeds. We have arranged with Turf Creations to give each of us individual estimates on the projects you may want to have done. Sign up for these projects by filling out a request form on our website (www.whisperingmeadows.org). If you do not have access to the web, fill out a request form, as in the past, and drop it in the mail slot in the garage by the clubhouse. Fill out a separate request form for each project for which you would like an estimate. No work will be done until after you accept the estimate you will receive from Turf Creations.

Bury downspouts – Each downspout you want buried will cost \$13.00 per foot. Be sure to tell us how many and the location of downspouts you want buried.

Dirt along the foundation – Some of our homes have had some settling along the foundation. This area needs to have some dirt filled in the low places to help the water run away from the building. Each request will be estimated separately. Be sure to be specific (Front, Back, Right Side or Left side)

LANDSCAPE (*Continued*)

as to which part of your foundation you want dirt placed. As we have been out this year we have noticed that many of the homes have the dirt separating from the wall in front under the window. This could lead to various problems, please check this area carefully. We touch up the rock in the fronts every other year. If you have a problem with settling you may need to purchase rock for under the front window. What is needed will be included in the estimate from Turf Creations.

Rock under your deck – The area under some of our decks needs to have some rock added. This will help control the weeds and erosion under your deck. Because each area will require a different amount of rock each request will be estimated individually. If weeds need to be removed that will be part of the estimate. If you want Round Up sprayed under the deck along with added rock, be sure to state that in your request. If you have anything growing under the deck now, it is recommended to spray it before adding any rock.

Mole Control – This is a continuing problem in much of the common area. The Landscape Committee made the decision a few years ago that it was too expensive (it would raise our dues about \$3.00 per month) for the Association to treat all the areas needed. Many of you, as I did, treated the common area around our houses. The request would be for a one time treatment with poison peanuts. There is no guarantee that this will kill all of the moles, or that others may come to the area treated. To increase chances of success, it is best to treat at the same time as your neighbors.

All requests need to be received by **Saturday, April 2nd**, so estimates can be given and the work completed as the weather will allow. Please send your request to the Landscape Committee.

IF YOU HAVE A DOG, PLEASE PICK UP AFTER IT!

Last year we has an issue with people not picking up after their pets. The people who need to go through the yards were not happy with the results.

We have a large number of people who need to be in the mowed areas of our property on a daily basis.

This includes the mowing crew, the painting crew, our Maintenance Manager, the city meter readers, telephone and cable workmen and the volunteers who help with such things as trimming trees, other dog walkers and, of course, our grandchildren.

For those who do this regularly, thank you!

For those who do not do this, please start. It will make it much nicer for all the people going through our common areas.

The common area includes the sidewalks and paths. This is also becoming a problem. Please take care of your pets so others do not have problems when walking theirs.



LANDSCAPE (*Continued*)

Submitted by John Zelk

Landscape Committee

Whispering Meadows is made up of about 62¼ acres of which about 10½ acres are our lots. The city has right of ways which occupy about 3½ acres. About 48½ acres is the common element of our neighborhood. We mow about 20½ acres of the common element, which leaves about 28 acres in trees, streets, islands and berms. The Board of Directors has the responsibility to maintain this common element but cannot allow, by law and covenants, anyone to infringe into this area.

There are 2 Board Policies which help us carry out our responsibilities, they are #801-211 and #802-612.

The following is a list of the items the landscape committee has the responsibility to care for.

These are part of the maintenance provided community we live in, and are paid for by part of our dues.

1. All grass -

We have a service that mows our lawns 31 times a year starting in April.

They also provide chemical treatment 6 times a year.

Each spring and fall we do a clean up to remove leaves in the shrubs and yards.

2. All trees -

Volunteers trim all trees in the area we mow. We trim front and side trees early in the year, and the back trees later. This usually takes about 8 days.

3. The total irrigation system -

Our system has about 2,500 sprinkler heads, 131 zone valves and 7 control boxes. We prepare the system for operation in March/April and close it for the winter in late October. The dates depend on the weather.

4. All shrubs and trees in the front bed of your home -

We detail the front of each building 14 times a year, pulling or killing weeds growing in the beds or concrete cracks.

Twice in early spring we put a pre-emergent on all beds, islands and berms.

Each spring volunteers survey all front beds and contract to remove and/or replace dead, dying or bad shrubs. The total number we can do is limited by our budget.

All front shrubs and trees are trimmed 3 times a year, dormant pruning in February, then spring and late summer.

The shrubs and trees will be trimmed away from the buildings and from over sidewalks and drive ways.

5. All mulch areas are renewed once a year.

6. Rocks in the front beds are renewed every two years.

7. All areas beside and behind your home -

These areas differ in size with the different homes and are not part of the provided care of the community.

Many people have a flower/shrub garden beside or behind their home. This must stay within the unit

LANDSCAPE (Continued)

boundary. Before planting or changing these areas please fill out a request form for approval so we can help with ideas and suggestions that have worked for others.

If you cannot or do not want to care for these areas any longer please fill out a request form and we will help you remove and restore this area as it was with grass. This request may be to help you get a cost estimate or get help from volunteers.

The Landscape Committee asks that you send an e-mail to jzlw Hoa905@gmail.com if you notice anything that may be a problem, such as a broken sprinkler or tree limb rubbing a building or roof.

MAINTENANCE: *Bill Hodges, Chairman*

Requests

I would like to remind everyone that the website is set up to expedite your requests for New Alterations and for Maintenance, whether it is for Landscape or for Townhome. After you submit your request, an email is sent back to you with a copy of the request. Copies are also sent to the appropriate person who is responsible for the specific request.

If you have completed a request electronically or by paper and have not received a response in a reasonably short period of time, please email the request to me (hodgesofmo@msn.com), or if you don't do internet, you can deliver it to my home. I will help to get the request acknowledged and scheduled.

If you have a need to hire a handy man to do some maintenance work and don't know where to turn, Keith Lewis, the association's Maintenance Manager is allowed to do side jobs.

Some of my neighbors have installed radon pumps in their units. I decided to get a radon check performed. The radon level was extremely high and we plan to have a pump installed right away. If you are interested, the State of Missouri offers a free radon test kit which includes free postage and lab work. You can obtain the kit from the following website: health.mo.gov/living/environment/radon/testkit.php

CLUBHOUSE: *Yvonne Hagaman, Chairwoman*

Spring is officially here so Spring Cleaning is just around the corner. Mark your calendars for May 7th and come help give our Clubhouse a thorough cleaning. The time is 8:30 A.M. to 12:00 noon and supplies are provided. It's a chance to volunteer without taking a lot of time.

The April reminder: Please be sure to mop the tile floors after renting the Clubhouse. Use water and vinegar only (all supplies are in the furnace room). The floors can appear to be clean until you step in something sticky.

To rent the Clubhouse, please call the Whispering Meadows Information phone line (350-8729). The number is also listed on the front of the WM Directory and is also located at the top of the front page of every newsletter. When you call, leave a message; someone will get back to you. Or, if you prefer, call Yvonne Hagaman at 478-6198. If I am not home, leave a message and I will get back to you ASAP. Please note that

CLUBHOUSE (Continued)

Florine Sheehy has retired from taking reservations, so please do not call her. Florine continues to serve on the Clubhouse Committee in another capacity.

Renters, your April Monitor is Ellie Kiebler.

ACTIVITIES & EVENTS: *Patty Bruch, Chairwoman*

Thanks to everyone who came out for our March Social Gathering!



Men's coffee will be held on Saturday, April 16th from 9-11 A.M. at the Clubhouse.
Come and socialize all you men!



The Next Social Gathering will be our Semi-Annual HOA Potluck Dinner.
Dinner is followed by the HOA Meeting.

This will be held on Wednesday, May 4th.
Dinner starts at 6:00 P.M.
Meeting immediately following at 7:00 P.M.

Bring your favorite dish (drinks, plates and cutlery will be provided).



Put Saturday, May 7th on you calendar!
It's Community Work Day at the Clubhouse!
The day begins with breakfast at 8:30 A.M.



Reminder

The annual Garage Sale will be May 12th, 13th and 14th to coordinate with Woodmoor.



The next meeting of the Activities and Events Committee
will be on Monday, April 18th at 1:30 P.M. at the Clubhouse.
We will be planning our summer activities.

COMMUNICATIONS: Ron Stephenson, Chairman

In Memoriam
Norman Schimmer
March 11, 2016
Norman was a former resident of
Whispering Meadows.

NOTICE

Remember, if you place anything in the common area (such as downspout extensions, trees, shrubs, accent lights or stepping stones), you must first submit a request form for approval. If any of these items are damaged, it will be your responsibility to repair or replace them. The Home Owners Association does not, nor do any of its contractors, have any responsibility to repair or replace any such item.

Residents are welcome to attend Board and Committee meetings.

If you want to make a presentation to the Board, it is necessary to contact the Board President five days in advance of the scheduled meeting. All meetings are held in the Clubhouse.

APRIL MEETINGS

Activities and Events	April 18th	1:30 P.M.
Board Meeting	April 18th	7:00 P.M.