



THE WHISPERER

June 2016

Information Line @ Clubhouse: 350-8729

Website: www.whisperingmeadows.org

PRESIDENT'S CORNER

Barbara Fillinger, President

Whispering Meadows Homes Are in High Demand



June 14th

Over the past several weeks I have witnessed first hand the desirability of our homes to potential buyers. A home here in Whispering Meadows just sold at a garage sale, so to speak. That's the Reader's Digest version of the story. But actually, the buyers had been watching for the right home to become available for at least a year. When the Owner's children held her garage/estate sale recently, they posted a sign in the garage announcing the home was for sale. The buyers saw it and jumped on the opportunity immediately, not even quibbling with the asking price, according to what I've been told.



June 19th

Then a week or so after that occurred, the wife of a couple that currently lives in Lakewood called me to find out what the status of that same property was. They were trying to get a hold of the Owner's family to get the details because they had seen it listed on Craigslist and were interested. After I told her that it had already sold, she spent at least the next five minutes telling me how badly she and her husband wish to buy in Whispering Meadows because it is so well kept, and specifically mentioned how much more reasonable the annual assessment is here compared to what they pay in Lakewood. What's more, our dues include the payments into the roofs and painting reserve funds, while their Lakewood dues do not. They bear those costs for their single family home entirely on their own.



June 20th

We've known for some time that during normal times, our homes sell reasonably quickly in this community, and that there are potential buyers watching for just the right opportunity. The overall reason why this community projects such a fantastic first impression is that it appears so aesthetically attractive. Why is that? Yes, there's our top-notch landscaping. But just as important are the restrictions that dictate the overall maintenance, conformity, and appearance of our buildings, and the uncluttered look of our streets and driveways. While sometimes we are disappointed when we're prevented from deviating from the standards set by our governing documents, or are chagrined when a lapse in maintenance or appearance on our part has been brought to our attention for remediation, it's gratifying to know that there is a payoff in the form of maximized property values.

PRESIDENT'S CORNER (Continued)

Updated Board Policies

Per Board Policy No. 302-516, Pool Rules, the policy is being circulated with this newsletter as it is every year at this time. A fresh look at the policy was taken this year based on feedback and past experiences, with revisions made to change the maximum number of guests allowed per Townhome Unit, prohibit behaviors that would be disruptive to others' enjoyment of the pool area, and reflect the smoking ban approved by the Board last year. A new rule was added to prohibit access to the pool area to any non-owner or non-resident who is not accompanied by an Owner or Resident. Other ministerial changes have also been made.

As to Board Policy No. 506-516, Roof Repairs and Replacement, no substantive changes have been made. However, the provision that formerly was in the policy related to the remaining 20-year roofs has been replaced in the policy, and reads essentially as it did originally. A reminder of the requirement for the modification to the installation of new roofing materials around the entryway to cure any existing or potential problem with roof leaks caused by an original design flaw has been added to the Specifications list. It is believed that from sometime in 2008, forward, this modification has been included in all the roofs that have been replaced, but has now been added to the policy to ensure it is not overlooked in the future.

Respecting Other Owners' "Space"

In consideration of others Owners' personal outdoor "space," please keep a respectable distance from others' Lots, even while you are on the Common Area, unless, of course, you are visiting with your neighbor. Please also prevent your pets from relieving themselves either on or close by others' Lots, and per City Code, always clean up after your pet. Your cooperation will be appreciated.

Status on Streets and Clubhouse Parking Lot Resurfacing

There has been no change in the status of the project for the resurface (milling and overlay) of our streets and Clubhouse parking lot since the Association-wide email sent on May 10. However, to recap that report, the project will probably take place after the first of August. We are told that the orange signs posted at our two entrances on May 9 are typically installed about three months in advance. We will be given plenty of advance notice as the time approaches. Superior Bowen (the contractor) will distribute door hangers on every house about a week prior, giving information that will be important to us about the use of the streets during the resurfacing.

We will keep you advised as additional information comes our way.

Did You Know?

If you have executed a deed of trust on your Townhome Property, then you have also executed a planned unit development (PUD) rider. By executing both your deed of trust and PUD rider, you obligate yourself to keep current with dues and assessments, and the PUD rider might also require you to perform all of your obligations under the governing documents. This promise is in addition to the obligation created by the governing documents themselves applicable to all Owners. The PUD rider might also allow a lender to pay delinquent dues and assessments, with such payment becoming an additional debt of the borrower.

LANDSCAPE: John Zelk, Chairman

Submitted by Jack Wear

Good news and not so good news! The recent spring rains have been beneficial in bringing moisture to our lawns, shrubs and trees. These continuing showers, however, have resulted in disrupted mowings, delayed front shrub pruning and a delay in removal and replacement of recently identified overgrown or dead front shrubbery.

The recent neighborhood walk-thru by Mae Clark, Ellie Keibler, John Zelk and Nestor resulted in the identification of 81 front plants to be removed, of which 77 will be replaced. The work will be done by "Turf Creations" personnel.

"Amazin Tree Service" continues to "air-out" or thin inner branches from front trees and berms in Phase Three.

John, Keith and neighborhood volunteers are scheduled to trim curbside trees on June 14th. Back tree trimming is scheduled for August 9th, 11th, 16th and 23rd. Volunteers' help on these projects is very much appreciated.

Within our Whispering Meadows community, we have 80 ash trees that were treated in 2014 to prevent damage from the emerald ash borer. Many of these trees are curbside and their loss would have a significant effect on the beauty of our neighborhood. The Board has approved the treatment of these trees again in 2016 with the work to be done in late May, weather permitting.

Thank you to the 15 volunteers who worked to clean up the Clubhouse grounds and the Bass Pro wall area during the May 7th Community Work Day.

The next landscape meeting will be Monday, August 8, at 7:00 P.M. in the Clubhouse.

CLUBHOUSE: Yvonne Hagaman, Chairwoman

Community Day was a great success inside and outside the Clubhouse. It always amazes me how our volunteers work so efficiently, with dedication and without complaint. Thanks to you all who make this area look so beautiful and well cared for.

A special thanks to Paul Rochowiak who dedicates his time each Community Day to clean the Clubhouse windows inside and out. There are a lot of windows in the Clubhouse, so this is no small task.

There are 4 new planters in the front of the Clubhouse that will dress it up with summer flowers/plants. This was the idea of the Landscape Committee and is greatly appreciated.

The June Reminder is: The Clubhouse may be rented by any Owner-in-good-standing of our community. The owner must be present at the event for which the rental is made. It costs \$75.00 to rent the Clubhouse and this check is to be made out to the Whispering Meadows Homeowners Association and is to be given to Mike Fetters, our HOA Bookkeeper. Also, a deposit check made out to Whispering Meadows Homeowners Association for \$100.00 is to be given to your monitor on check-in when a rental agreement is signed. This

CLUBHOUSE (Continued)

check will be held by the monitor and returned to the renter on check-out provided the terms of the rental agreement have been met.

The pool and pool area are not included in any rental. The monitor will contact the renter a few days in advance to set up times for check-in and check-out.

The Clubhouse Monitor for June is Kim Ratliff.

ACTIVITIES & EVENTS: *Patty Bruch, Chairwoman*

OUR FIRST SUMMER SOCIAL!



Thursday, June 16th from 5:30 P.M. to 7:30 P.M. at the Clubhouse

Smokehouse BBQ - Brisket and Chicken!!

Bring a side dish to share and your favorite drink!

(Meat, plates, utensils and water/tea are always provided by the Committee)

There will be no charge and reservation are *not* needed for this first summer get together.

Just come & enjoy!

Additional Summer Socials

Thursday, July 21st from 5:30 P.M. to 7:30 P.M.

Thursday, August 18th from 5:30 P.M. to 7:30 P.M.

For these events, bring an appetizer to share and a drink of your choice.

(Water & tea provided)

MEN'S COFFEE



Men's Coffee will be held on Saturday, June 18th from 9:00 to 11:00 A.M. at the Clubhouse.

Residents

The Activities & Events Committee has purchased small American flags.

Our Committee will be placing the flags in front of each residence on the 4th of July weekend and also on Veteran's Day on November 11th.



The Committee will also pick up the flags so that we can reuse them on these Holidays in the future.

We hope that you will enjoy them!

There will be no Activities & Events Committee meeting in June, however, committee members need to come at 5:00 P.M. on June 16th to help set up for the summer social.

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.

JUNE MEETINGS

Board Meeting

June 20th

7:00 P.M.

HOW WELL DO YOU KNOW YOUR NEIGHBORHOOD?

The President of our Homeowners Association is _____.

My Block Captain is _____.

To make a Clubhouse reservation or contact a Committee, I need to call the information line at _____.

If I have questions regarding my homeowners insurance, I can contact _____.

To make any modification to my home or lot, I need to complete a Request Form (available from the Association mailbox or from the website) and complete my request either online or by depositing my completed form in the mail slot located and clearly marked on the maintenance shed door across from the Clubhouse. Our Maintenance Manager is _____.

The editor of "The Whisperer" is _____.

My monthly "Whisperer" is delivered each month by _____.

Our website is maintained by Webmaster _____.

I can obtain my Whispering Meadows bumper sticker from _____.

Most of the answers to the above questions as well as other information may be found in the Whispering Meadows Homeowners Association Directory.

