



# THE WHISPERER

August 2016

Information Line @ Clubhouse: 350-8729

Website: [www.whisperingmeadows.org](http://www.whisperingmeadows.org)



Summer Social  
August 18th



Men's Coffee  
August 20th

## PRESIDENT'S CORNER

**Barbara Fillinger, President**

### Two Surveys to Be Completed by Members

As previously reported, originally the Board was working toward amendments to the Covenants Article X, Section 10 related to vehicle parking in order to address a challenge to the enforceability of the parking policy. While in that process, the Board learned of challenges to the provisions of Article VII and the related Board policies concerning primarily maintenance and repairs.

After discussion among Board members, and in consultation with the Association's attorney, it has been decided to address all known concerns at the same time. To that end, the Board has prepared the insert of materials provided with this edition of "The Whisperer", broken down into two parts – one for the treatment of challenges to the administration and enforcement of the governing documents related to WMHOA's 2006 Covenants, including Article VII, and the other outlining the steps to be taken to address challenges to Article X, Section 10, concerning vehicle parking. Please see the insert for additional information, including the cover page which summarizes the considerations and/or action proposed to be taken.

There is a survey related to each of the categories of issues outlined above. **At this time, the most important thing is for every Member to complete and return both surveys which will provide the Board with the guidance it needs to move forward in the direction that the majority of Members desire. Your input now is as important as your approval of any amendments will be later.** Please drop your survey responses in the Association mailbox at the end of Davidson, across from the Clubhouse/Pool parking lot by August 13. If you are unable to submit your responses by that time, please do so whenever you are able as soon thereafter as possible.

Thank you in advance for your valued input.

If you have any questions or concerns about the insert materials, please don't hesitate to contact me at [bfill@aol.com](mailto:bfill@aol.com) or 373-5973.

### Did You Know?

The 2006 Covenants, approved by 79% of the Owners, were purposely structured in such a way to be more general, with the rules and regulations (that is, Board policies) to provide the specifics where the Covenants expressly state such to be the case. WMHOA's general-to-specific model for its Covenants is legitimate. There is more information concerning this

New  
Resident  
Information  
located  
on  
Page 4

# **PRESIDENT'S CORNER (Continued)**

model and its use by our Association in the insert to this newsletter.

All Members are currently subject to the 2006 Covenants, not an earlier version of same in effect at the time of their purchase of their Lot. The Covenants provide for an amendment process, and as they are amended, they are recorded against each of our Lots, and are effective as to our property.

The specific assessment contained in the driveway policy (Board Policy No. 507-416) related to the Owners contributing 50% for repair and replacement was ratified by the Owners by a vote of 75 to 25 on November 4, 2009. This vote followed a month-long educational initiative by the Board and ARMARC (the then-maintenance committee), and included an informational meeting and a discussion in a special meeting held in conjunction with the annual meeting on November 4. The issue was so well-publicized that more ballots were cast on that issue than were cast in the annual election of Board directors held on the same date (100 versus 91).

The prohibition of trucks of any size and capacity parking on the driveway has existed, either in the Covenants, or in the Board policy to which the 2006 Covenants defer, since the original Covenants were filed by the Declarant (that is, the developer) in May 1996.

Information concerning the creation or revision of Board policies is available from the Association's official records. If you wish any of the particulars related to any Board action or vote of the membership, pursuant to Board Policy No. 101-1115, you may submit an Information Request found at the Association's website at [www.whisperingmeadows.org](http://www.whisperingmeadows.org).

See also the materials inserted with this issue of "The Whisperer" which contain historical and other information about the Association's governance through the years and its governing documents. Those materials and the pertinent portions of this article have been reviewed by the Association's attorney.

## **Board Update**

The following changes in Board directors have occurred over the past month.

In June, Bill Hodges, who served as Chair of the Maintenance Committee, submitted his resignation from the Board for family reasons, effective July 31, 2016.

Dave King, former Chair of the Safety and Security Committee, submitted his resignation from the Board citing health concerns on July 17, effective immediately. The Board of Directors appointed Mike Howe, effective July 19, to fill the director position vacated by Dave on an interim basis through December 31, 2016. Effective August 1, he assumes the role of Chair of the Maintenance Committee. The Board is currently in the process of finding a candidate for Bill's vacant director position, also on an interim basis through December 31, 2016, as well as to fill the role of Chair of the Safety and Security Committee.

The members of the Board wish to thank Bill and Dave for their service to the Association, and look forward to working with Mike in the months to come.

**Pool Monitors Request**

Please dispose of diapers *only* in the large can outside (cabana area).  
*Do not* dispose of diapers in the men's/women's restrooms.

Thank you for your cooperation!

**LANDSCAPE: John Zelk, Chairman**

*Submitted by Jack Wear*

After several days of 90 to 95 degree temperatures, it appears at the time of this writing that cooler weather and showers may be on the way. Our lawns could certainly benefit from moisture in addition to the sprinkler system.

To date this year, John Zelk, Keith and "Turf Creations" folks have made 335 repairs and adjustments to the sprinkler system. Continual maintenance is necessary to keep our aging system operating smoothly.

Front shrub pruning is scheduled for August 22nd, 23rd, 24th and 25th. Spring pruning was done in late May and early June.

Curb side, common area and back tree trimming is scheduled for August 9th, 11th, 16th, 18th and 23rd. This work is to be done by John, Keith and neighborhood volunteers. As of June 30th, volunteers have donated 567 hours of their time to the maintenance and beauty of our community. Our thanks to these much appreciated volunteers!

The final three chemical lawn treatments of the year are scheduled for July 25th, Sept. 26th and Nov. 28th. Three treatments have been completed.

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

**ACTIVITIES & EVENTS: Patty Bruch, Chairwoman**

Hope everyone had a fun 4th of July and enjoyed the flags we put out!



*Summer Social*

Thursday, August 18th from 5:30 to 7:30 at the Clubhouse.

Bring an appetizer to share and a drink of your choice. Plates, utensils and drinks (water & tea) are provided.

We always have lots of good conversation! Come join us!

**MEN'S COFFEE**



Men's Coffee will be held on Saturday, August 20th from 9:00 A.M. to 11:00 A.M. at the Clubhouse.

## **ACTIVITIES & EVENTS (Continued)**

There next meeting of the Activities and Events Committee meeting will be on Monday, August 15th at 1:30 P.M. in the Clubhouse.

## **CLUBHOUSE: Yvonne Hagaman, Chairwoman**

Hi to All! The August reminder for the Clubhouse is: When you pack your things up after your event, please double check that you have everything. We will be starting a lost and found box for "homeless" items.

Your Clubhouse monitor for August will be Florine Sheehy. During the month of August only, call Florine for all Clubhouse reservations. Keep cool!

## **COMMUNICATIONS: Ron Stephenson, Chairman**

### **A hearty welcome to our new residents!**

Hal Davis & Barbara Brock-Davis  
17212 E. 44th St. Ct. S.  
Home: 816-795-8986  
Hal: 816-305-5450 (cell); haldavis3312@att.net  
Barbara: 816-674-2056 (cell);  
theroseboutique@icloud.com

Glenn Young & Mary Jane Marshall  
4442 S. Davidson Dr.  
Home: 816-254-1026  
Glenn: 816-589-3360 (cell)  
Mary Jane: 816-582-5776 (cell);  
maryjane66@comcast.net

John & Jo Rhodes  
4405 S. Atherton Ct.  
Home: 816-461-8025  
John: 816-769-7604 (cell); jm.rhodes@att.net  
Jo: 816-769-6983 (cell); jorhodes1225@gmail.com

### **Contact Information Updates**

Bill Jones has a new email address. His new email address is: jonesy43@icloud.com

Jim Propeck has a new phone number. His new phone number is: 816-446-9581

### **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.

#### **AUGUST MEETINGS**

Landscape Committee	August 8th	7:00 P.M.
Activities & Events	August 15th	1:30 P.M.
Board Meeting	August 15th	7:00 P.M.