



THE WHISPERER

September 2016

Information Line @ Clubhouse: 350-8729

Website: www.whisperingmeadows.org

PRESIDENT'S CORNER

Barbara Fillinger, President

Results of Surveys Responses and Next Steps

Thanks to everyone who responded to the surveys. The Board has a clearer picture of the sentiments of the Owners as a result.

Article X, Section 10, Vehicle Parking (yellow survey)

With regard to the question of whether to go forward with amendments to Article X, Section 10 related to Vehicle Parking, of those who indicated a preference, 75.6% (59 Owners) indicated that they were in support of the amendments generally as proposed. Those opposed to the amendments consisted of 24.4% (19 Owners) of those who indicated a preference. There were another eleven respondents who did not indicate their preference either specifically or by way of their other responses. There were three submissions for which no tally could be made.

While nearly 76% indicated a preference to go forward with the amendments, those 59 Owners are only 37.8% of all Owners, which is just a few more than half the required 67% (105 Owners) needed for approval of the amendments. Therefore, it will be necessary to determine whether there are at least another 46 Owners who are willing to sign on. As a part of that process, we will be providing additional education and information, and are in the process of determining the best way to provide those to you.

On Tuesday, October 4, there will be a town hall meeting at the Clubhouse, beginning at 7:00 P.M., at which time we can review the amendments document (anticipated to be the same or nearly the same as has already been proposed), and go over any remaining questions. Thereafter, on Saturday, October 15, for a period of several hours (the exact times remain to be determined) Owners who wish to sign the amendments document will be able to do so at the Clubhouse. It is at this point that we will need to have a minimum of 105 Owners sign on in order for the Covenants to be amended. We anticipate that as was the case before, anyone who won't be able to come to the Clubhouse to sign on that day can provide their signed and notarized approval page prior to that date.



LABOR DAY

September 5th



Autumnal

Equinox

September 22nd

PRESIDENT'S CORNER (Continued)

For the record, of those recording a preference, 53.3% were willing to support no-parking signage, and 82.7% were in favor of voluntary compliance and enforcement of Article X, Section 5 related to the parking of vehicles taking priority over the storage of other items within a garage.

Administration and Enforcement of the Governing Documents Related to the 2006 Covenants, Including Article VII (blue survey)

The most preferred option of the three provided in the survey related to the 2006 Covenants was Option 1, to preserve and maintain the 2006 Covenants, including Article VII, which defers to Board policy in certain instances. Of those who recorded a preference, 76.5% (65 Owners) indicated full support of this option, while another 5.9% (5 Owners) indicated that they were likely to support it. The remaining 17.7% (15 Owners) indicated that they either likely or definitely would not support this option.

Based on the support expressed for Option 1, at this time, the Board believes it is appropriate for the Association to continue to conduct its business as it has since 2006, including reliance on the policies to which Article VII of the Covenants defers.

For those who are interested to know, the breakdowns for the other two options are as follow:

Option 2, to go to court: fully in support, 30.6% (22 Owners); likely in support, 23.6% (17 Owners); and likely/definitely would not support, 45.8% (33 Owners).

Option 3, to amend Article VII to incorporate the Board policy provisions: fully in support, 33.8% (24 Owners); likely in support, 19.7% (14 Owners); and likely/definitely would not support, 46.5% (33 Owners).

Vote on Specific Assessments Related to Roof Replacement to Occur in 2017

When the Board reviewed the policies related to specific assessments in June of this year, we identified one policy where a vote has not yet taken place, where a roof is replaced due to ordinary wear and tear under Board Policy No. 506-516, Roof Repairs and Replacement. This policy was originally approved by the Board on May 19, 2008, upon submission and recommendation of the then-existing maintenance committee. There have been no roofs replaced due to ordinary wear and tear; therefore, no specific assessments have yet been levied under this policy.

The policy provides for potentially two instances of specific assessments upon replacement: (1) the Owner would be responsible for any above-standard-size costs; and (2) if occurring prior to the end of the prescribed life, the cost would be prorated between the Association and the Owner. Where the roof is no larger than standard and replacement occurs no sooner than at the end of the prescribed life of the roof (currently 20 years for our oldest original roofs), the Association would bear the entire cost.

To the best of our knowledge, because most of the roofs in the community were replaced in 2008 and 2009 as the result of hail damage, the oldest remaining original roofs will turn 20 years old in late 2020. Therefore, pursuant to Article V, Section 4(b) of the Covenants, a vote on the specific assessments in the May 2017 timeframe will occur enough in advance of the first instance of a roof replacement under the policy. We anticipate that a special meeting for the vote will be scheduled to occur at the time of the Semi-annual Homeowners Association meeting in May 2017. If needed, a town hall meeting will be scheduled for sometime in

PRESIDENT'S CORNER (Continued)

April.

At this time, it is anticipated that the Owners will vote on whether or not to ratify each specific assessment described above. Also anticipated to be on the ballot will be whether to ratify the provision for the Association's payment of \$500 from the Reserve Fund to an Owner in an instance where there is a complete roof replacement as the result of a casualty loss covered by the Owner's homeowners insurance to help defray the cost of the deductible. Specific assessments require an affirmative vote of 51% of the votes cast by Members of the Association who are voting in person or by absentee ballot at a special meeting duly called for the purpose of voting on these specific assessments (versus the requirement of 67% of the Members' approval for amendments to the Covenants).

Nominating Committee and Annual Election of Directors

The election of five new Board members, three for a full three-year term, and two for a two-year term will occur at the Association's annual meeting in November, with ballots to be sent out by mail in October. The most recently-elected and appointed Directors, Yvonne Hagaman, Mike Howe and Hal Davis, along with Patty Bruch, Vicki Henderson and I, will serve on the Nominating Committee. A variety of factors are taken into consideration when assembling a group of nominees, including leadership skills, work experience, willingness to oversee a specific area of responsibility and to become familiar with the Association's obligations with respect to it, community experience, gender balance and location of residence within the community. If you would like to be considered for nomination, or would like to nominate a candidate for consideration, please contact one of the members of the Nominating Committee.

Board Update

The Board of Directors appointed Hal Davis, effective August 15, 2016, on an interim basis through December 31, 2016, to fill the director position vacated by Bill Hodges. Hal has assumed the role of Chair of the Safety and Security Committee. The members of the Board are looking forward to working with Hal for the remainder of the year.

Financial Review – 2015

At the Board's August 15 meeting, Joe Arnone of Arnone, Salerno & Company, PA presented his firm's report on its review of the financial statements of our Association, including verification of the cash and investment balances, review of all asset, liability and fund accounts as recorded in the general ledger, and test of transactions through the year pertaining to cash receipts and disbursements for appropriate documentation. Its bottom-line finding was that "there were no material items identified which would preclude the fair presentation of the financial position of Whispering Meadows Homeowners Association as of December 31, 2015 and 2014, and the results of its operations and changes in fund balances for the years then ended." The full report can be accessed on the Association's website under Minutes and Reports, Whispering Meadows Audit 2015.

LANDSCAPE: *John Zelk, Chairman*

Submitted by Jack Wear

With the Labor Day holiday and fall season fast approaching, many landscape maintenance and lawn contract programs have been or soon will be completed. Lawn mowing will continue weekly through October, ending in early November.

At this writing, front, back and common area tree trimming has just been completed. Trimming on both sides of 43rd Street will begin on Thursday, August 25th. Thank you very much to the following volunteers who have given of their time and labor working with Keith Lewis to maintain the beauty and safety of our neighborhood: Barney Gibson, Jim Hanes, Bill Jones, David Nichols, Jim Signer and John Zelk.

The final shrub pruning of the year by Turf Creations is scheduled for the last week of August.

Winterization of the lawn sprinkler system is scheduled to begin on October 20th. Over 380 repairs and adjustments have been made thus far to this aging system in 2016.

The 5th chemical treatment of the year will be on September 26th including fertilizer, broadleaf and iron chemicals.

Fall clean-up of lawns will be done by Turf Creations on November 14th, 15th, 16th and 17th.

The next meeting of the Landscape Committee will be on Monday, September 12th at 7:00 P.M. at the Clubhouse.

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



Last year we had 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.

ACTIVITIES & EVENTS: *Patty Bruch, Chairwoman*

Summer is coming to a close and August has been awesome here in our neighborhood!



Men's Coffee will be Saturday, September 17th from 9-11 A.M. at the Clubhouse.



MEXICAN FIESTA

With guest speaker from the Genealogy Center!



Friday, September 23rd from 6-8 P.M. at the Clubhouse

Taco Bar and Chicken Enchiladas
Cost: \$6.00 per person

Reservations and payments are due by Sunday, September 18th.
Call either: Patty Bruch (816-405-6244) or Judy Wise (816-350-1871)



UPCOMING EVENTS

Women's Brunch "Pretty in Pink" (honoring breast cancer month)
Saturday, October 8th from 10:00 A.M. to 12:00 Noon at the Clubhouse (free event)

Come hear our guest soloist charm us with her singing
as well as her own testimony on beating breast cancer.
Ladies, wear pink (even if it is just your lipstick)!



If you or a loved one has experienced breast cancer, please plan to share that journey with us.

RSVP by Sunday, October 2nd to Patty Bruch (816-405-6244) or Judy Wise (816-350-1871)



Annual Whispering Meadows HOA Meeting and Potluck Dinner

Wednesday, November 2nd from 6-8 P.M. at the Clubhouse



The next meeting of the Activities and Events Committee
will be on Monday, September 19th at 1:30 P.M. at the Clubhouse.

Attention Phase I and Phase II Residents

Please be advised that there will likely be extra traffic, parked cars and congestion on and around S. Davidson Dr. during daytime hours on Thursday, September 8th, Friday, September 9th and Saturday, September 10th. This will be due to an estate sale to be held on those dates.

Invitation to any WM Bridge Players

We would like to have you play with us!

Our club is in need of some more players. There are several new residents and we invite you to become part of our day time WM Bridge Club. Old residents are welcome too!

Please contact Terrie Bossert (478-7841) for details.



NOTICE

Please remember if you place anything in the common area (such as downspout extensions, trees, shrubs, accent lights, ornaments 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. Neither the Association, nor any of its contractors, have any responsibility to repair or replace any such item.

In Memoriam

Charlene Fisher

July 26, 2016

In Memoriam

Jowilla Staples

August 22, 2016

Jowilla was a former, original resident of Whispering Meadows.

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.

SEPTEMBER MEETINGS

Landscape Committee	September 12th	7:00 P.M.
Activities & Events	September 19th	1:30 P.M.
Board Meeting	September 19th	7:00 P.M.