



THE WHISPERER

MAY 2017

Website: www.whisperingmeadows.org

PRESIDENT'S CORNER: BARBARA FILLINGER, PRESIDENT



Mother's Day, May 14

Semi-annual Meeting, May 3, 2017, at 7:00 PM; Potluck Supper at 6:00 PM

Our upcoming meeting will include a combined special meeting for the vote on whether to ratify certain provisions in Board Policy No. 506-417 concerning roof replacement. There will be a time for questions prior to collection of the ballots. If you don't plan to attend the meeting, please be sure to submit your ballot by 5:00 PM on May 3, by depositing it in the Association mailbox at 4455 S Davidson. By now you should have received your ballot, along with the updated roof policy and related information in a mailing that was sent out on April 19.

Here's one more FAQ related to that vote:

What happens if any of the provisions on the ballot do not pass?

As to the specific assessments (the first and second provisions on the ballot), if either or both do not pass, there will need to be a recalculation of the base-size to a larger, actual average size roof to ensure that enough money goes into the Reserve Fund going forward to cover the complete cost of all roofs, since the Association will be responsible for the entire expense in the instances of ordinary wear and tear. This will include an additional amount to catch up for funds not previously collected. This would also mean that the Owners with larger roofs would benefit more from a roof replacement than those with smaller roofs, but all would pay the same in their particular group – being Phases 1 and 2 (duplexes) or Phase 3 (villas).

As to the \$500 payment for an insured loss and Board approval of a prorated payment out of the Reserve Fund for the replacement of a roof where the insurance company denies a casualty claim (the third and fourth provisions on the ballot), technically, we don't believe the Association Documents require



Memorial Day, May 29

PRESIDENT'S CORNER (Continued)

membership approval of those provisions. However, if it appears that the sentiment of the membership is overwhelmingly opposed to either or both of those provisions, the current or a future Board might consider whether to remove them from the policy, or even expressly prohibit those payments. The consequence would be that, even though they had paid into the Reserve Fund since the purchase of their home, Owners would not receive any assistance in payment of their deductible for an insured casualty, and where an Owner's insurance carrier denies a casualty claim, the Owner would be responsible for replacement of the entire roof out of his/her/their own pocket. In these instances, no refund to Owners out of the Reserve Fund would be appropriate.

We believe that the policy as it currently is written provides the most equitable treatment to all Owners.

Hope to see you at the meeting, but if you can't be there, please submit your ballot before the May 3 deadline. Your vote is important.

Reserve Study/Management Activities

More research and information gathering have occurred over the past month, but there are no new developments to report at this time.

Pool and Dumpster/Moving Container Policies

There are two Board policies being distributed with this newsletter, one being the annual circulation of the pool policy, and the other a newly-adopted policy covering the placement of a dumpster or moving container. The first is self-explanatory. The Board, with input from the Pool Committee, determined that no update is needed at this time. The other, however, is a new policy adopted by the Board at its April meeting. Over the past couple of years, both types of placement, especially as to dumpsters, have occurred with greater frequency, and it has become clear that certain guidelines are needed, as will be evident from a reading of the policy.

Optional Wednesday Garage Sale Day

In the past there have been concerns expressed about the Association's sponsored annual garage sale event not including Wednesday as one of the sale days. There are several reasons that it does not, including the fact that Wednesday is our trash pickup day. Additionally, Saturday is also considered an optimal day for garage sales, and the City's ordinance prohibits garage sales exceeding three consecutive days. Hence, the HOA-sponsored days are Thursday through Saturday.

However, the Board will not take issue with any Owner who holds a garage sale on Wednesday. That being said, please do keep in mind the City's prohibition against sales greater than three consecutive days, and that the Association's signs are not being altered to include mention of Wednesday, due to the officially-sponsored days remaining to be Thursday through Saturday. Therefore, anyone holding a garage sale on Wednesday will be responsible for their own advertising.



Thank You

To Whispering Meadows Board of Directors and to Our Community's Residents:

Thank you for your donation in Vern's memory to the Kansas City Hospice.

Vern was a strong advocate of hospice and was instrumental in organizing this program many years ago. He also served as a hospice chaplain and grief counselor.

The support of many fine neighbors and friends has been greatly appreciated during this time of transition for me.

With warmest thanks,

Linda K. Drown

CLUBHOUSE: Yvonne Hagaman, Chairwoman

Saturday, May 6, is **Community Day**. It starts at the Clubhouse at 8:30 AM with a hot breakfast provided by the Activities Committee and presents a good opportunity to enjoy the fellowship of our friends and neighbors. There are opportunities to work inside or outside the Clubhouse. If you choose inside there will be a list of tasks to choose from and all cleaning supplies will be provided. Our purpose is to get some spring cleaning done that isn't done on regular basis.

John Zelk is in charge of the outside area. All are welcome to participate whether you choose to help inside or outside.

The Clubhouse monitor for May is Peggy Howe. To rent the Clubhouse or if you just have questions, call Yvonne Hagaman at 478-6198. Hope to see you all soon.

Your Clubhouse Chair, Yvonne Hagaman



Pool Opens, May 29

Please read and be aware of following the Whispering Meadows Official Policies for the use of the pool, as drafted and approved by your Board of Directors. They are enclosed as a separate document in this issue.

Guidelines for Pruning Foundation Plants and Trees

The Landscape Committee adopted the following guidelines for pruning all foundation plants and trees at the November 13, 2006 meeting and revised them on September 7, 2015 and again January 2016. All plants in the front bed areas of each unit will be pruned 3 times each year. If you wish to prune the shrubs in front of your unit, go to the Whispering Meadows website and fill out a request form requesting us not to prune the shrub(s). If you do not have access to the website fill out a form and drop it in the Whispering Meadows mail box at the east end of Davidson. If you fill out a request it will be put on a list which will be given to the service company doing the pruning. In addition to the form please mark the shrubs which you do not want pruned with a white ribbon. The service company will be told to only prune these shrubs so they do not touch the building (about 12" away).

These guidelines are designed to promote the safety of our residents, the people who care for our lawns and to protect the surface of our buildings.

- 1) To help insure the personal safety of all residents and to protect the surface of our buildings, all front foundation plants will be pruned just below the front window and about 1 foot away from the building. They will be pruned so they are about 6 inches off the sidewalk, driveway or porch. This includes both sides of driveways.
- 2) All tall foundation trees shall be pruned at least 2 feet below the gutter and about 1 foot away from the building. These are mainly evergreen trees.
- 3) Trees in mowed common ground areas will be pruned so that lower branches are at least 6 feet from the ground.
- 4) Potted plants are excluded with the exception that they should not touch the house.
- 5) Each homeowner is responsible for the pruning of plants on the side and back of his/her home.

Guidelines 1 and 2 will be handled by the HOA contract to prune foundation plants and trees 3 times a year.

Guideline 3 will be done each year.

Guideline 4 is to be used as you decorate your entry or area by the sidewalk.

Guideline 5 is your responsibility. You can have this done by the lawn care company when they do the contract pruning, and be billed directly by them.

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