

February, 2026



# THE WHISPERER

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

Block Watcher Program: Meadow Watchers

If you wish to read the newsletter online, go to our website, click on The Whisperer, and enter the password that is provided at the back of your Directory on Page 35.

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## President's Corner - Johnnie Huff

Happy New Year, maybe a little late, but the first time I have been able to tell all. My name is Johnnie Huff, I am the new President of the Board for 2026. I want to thank Janis Schuberth for the excellent job she has done the last two years. We also have a great team on the Board. I would not have taken the job unless I believed this board worked hard and looks out for all that goes on in the association. It is a great team.

A little about me, I have lived in Whispering Meadows for 2 1/2 years. I retired 6 years ago after working in the financial industry, the last 25 as a Certified Financial Planner. My wife Lynn and I have been married 56 years (sounds like a long time, but it has gone fast). We have two daughters who are married and live in Blue Springs and Lee's Summit, and the best part is we have 5 grand children and a grand son in law from 15 to 22 years in age.

I am looking forward to meeting more of you throughout the year. I want to thank all who serve on committees and work very hard to make Whispering Meadows a fun place to live. If you are not on a committee, please consider it. We have an opening on the Board so we could use one more hand there. All the volunteers are what makes Whispering Meadows inviting and a place people want to move to. Please consider using your talents for the benefit of your neighbors.

Have a Great 2026 and be a Good Neighbor



Ellena Thomas  
1/26/26

Bonnie Hougland  
1/26/26

# Activities & Events – Cheryl Nash

Our last event for 2025 was Caroling at the Clubhouse in December. Frank Stribling provided great piano accompaniment, and Mark Saylor was kind enough to be our music leader. Diana Saylor also entertained us with a remarkable piano solo. Thanks to the three of them for lending their talents. Everyone in attendance enjoyed the music and snacks and said they hope we can do it again in 2026.

In January, for our Left Center Right (LCR) Game Night, we had a small crowd but a whole lot of fun. If you've never joined us for a night of Bunco, LCR, or other games make plans to join us next time. We will teach you to play and most of them don't take much, if any, skill.

We are making plans for the different restaurants we'll visit for our Ladies' Luncheons this year. If you have a favorite lunch spot, let us know; we're always looking for new places. The same is true for activities, speakers, or other events you might like to see scheduled this year. Just contact a member of the A&E Committee (list of members in the back of your directory) so we can discuss it at one of our meetings.

If you'd like to help with our HOA activities, we'd love to have you attend our committee meetings. We meet on the first Monday of the month at 3:00 p.m. at the clubhouse. It takes many volunteers to put together events for our community, and we are always looking for more help. The more help we have, the less each of us must do. Consider becoming a part of our committee – it's a great group of people.

During the month of February, if you know of a neighbor who is ill or has recently had surgery, please contact Lanie Smiley at (417) 273-2163 so we can drop off a little gift bag and let them know we are thinking about them and hoping for a speedy recovery.

# Clubhouse News—Janet Grabau

Happy Valentines Everyone,

The Clubhouse had a great December with all the rentals we had and gatherings of residents. The Clubhouse looked beautiful with the help of all the volunteers that helped decorate.

Thank you to Paulette Potee, Dana Nelson, Maryann McClure, Terry Waits, Jan Hintz and anyone else that I missed. Also, thank you to Al Frisby who brought his ladder to help with all the high work in taking down all the inside Christmas decorations, as well as Maryann McClure, Carol St. Louis, Jenny Robertson, Jan Hintz, Jeannie Near, Dana Nelson, and Janet Grabau. Also thank you to Alex Kormendi who has done all of the Clubhouse outside lighting.

Make sure you look at your Whisper for some events coming in February by the A&E planning.

The club house will be closed February 16 to the end of the first week of March for some remodeling. We always have room for more members on the clubhouse Committee.

Thanks Everyone

# Communications—Susan Miller

## Please Welcome Our New Residents

Mary Ann Raveil and Sandi Hudspeth  
4303 Atherton  
816-716-4449 and 316-210-4478  
ovrcmrmar@gmail.com and 1435anmar@gmail.com

Bruce Frakes  
17209 44th St Court  
816-590-3970 & 816-252-2725  
bruce.a.frakes@gmail.com

Shari and Dan Miller  
4402 Atherton  
816-678-8900 and 816-255-5108  
sharim70@att.net

Courtney Waits  
17219 44th St Court  
816-695-4206  
Courtney@waitslaw.com

Hats off to Debbie Jones who is formatting the 2026 directory!

## Landscape – Jennifer Cramer

The first tree trimming of the year was in January! We've been fortunate to not have any major tree damage with the prior windy weather. We are still in a moisture deficit.

Please remember to fill out a request form prior to your area's landscape work for approval. The forms can be found at the Whispering Meadows website:

<http://whisperingmeadows.org>.

There are also paper forms at the HOA mailbox at the end of Davidson. The electronic form will be emailed to our designated board members for your specific request. The paper request form can be put in the HOA mailbox. (NO stamp needed).

## Happy 2026

Please mark your calendar for the first Landscape Meeting

Monday, March 2<sup>nd</sup> at 6:00pm

# Maintenance—Dale Stroup

Welcome to the New Year! Your Maintenance Committee members for 2026 are Director Dale Stroup, Harold Foresee, Al Frisby, Joe Miller, Greg Wilson, Debbie Smith, Larry Morrison, Deb Stroup and Steve Moore. Thanks to new members Larry and Steve for agreeing to help out. We would be happy to have more residents on the committee or just helping out when needed. Maintenance has been given the responsibility for snow removal, concrete maintenance, gutter cleaning, painting, bridge, pathway and signage upkeep.

We had a snow storm in December and have already had another in January. It's important to know that the driveways and sidewalks will only be cleared after two inches have accumulated and the snow has stopped. The city clears the streets but if they haven't done it by the time our snow removal contractor comes, they do it for us. If our contractor does it, they start on Atherton, because of the steep inclines on the upper streets.

The painting process has begun for this year; thirteen villas will be painted. We are using the same contractor as last year, and they will be starting to power wash in late February or early March, depending on the weather, followed by wood rot repair and paint.

Gutter cleaning bids and contract will be done in February. Concrete inspection will begin in March, weather permitting. Bridges, pathways and signage are inspected year-round.

As you can see, we have a busy year ahead. We are a volunteer community, and while we contract out the major work, we must do the inspections, request the bids, prepare a contract and oversee the contractor. And then there are always the small repairs that are generally done by someone in the community.

When there are more people helping, these things can be broken down into smaller, manageable tasks. If there are few people, each one must do more. So once again we're asking you to consider whether there are things that you can do to help out. And thank you to all who do help in many ways to make our community a desirable place to live.

# Treasurers Report—Jo Rhodes

## February 2026 Treasurer's Article

CACU (checking account) 12/31/25	CACU (Money Market Account) 12/31/25	Edward Jones statement December 31, 2025
<u>\$34,699.33</u>	\$100,009.04	\$466,289

The WMHOA Board of Directors approved the 2026 Budget on October 15, 2025, with monthly dues increasing to \$277 for Phases 1 & 2 and to \$292 for Phase 3, effective January 2026. We had not raised dues since 2023. With that said, those on Bill Pay, please update the amount of dues. For those with ACH dues payments, the amount will be automatically updated after a consent form is signed.

We opened a money market account (MMA) with Community America to earn more interest on our deposit. They are paying 3.35%. The current MMA will be for the Reserve Fund. We plan to open a second MMA for contingency funds, which pays a higher interest rate than a savings account. Our Reserve Fund contribution for 2026 is \$52,300.

Anyone interested in seeing our Reserve Study results, please email me, and I will send you a copy. Good news. According to the study, the HOA should have a beginning balance of \$522,000. Please thank all the volunteers for their hard work and for helping Whispering Meadows become financially sound.

# February Calendar

**February 2nd**—A&E Meeting—3 PM at the clubhouse

**Wednesday, February 11th**—Maintenance Meeting—2 pm at the clubhouse

**Ladies' Luncheon at Cracker Barrel** (Lee's Summit Rd) at 11:30 a.m. Please contact Mary Ann McClure at (816) 739-3763 (call or text) by Monday, February 9<sup>th</sup>, so we can give the restaurant a count

**Thursday, February 12<sup>th</sup> – Chili/Soup Dinner and Bingo** (5:30 p.m.) Cost is \$6/person. Come enjoy some hearty soup and chili to warm you up on a cold February evening. We'll have several pots of chili and soup as well as dessert. Afterwards, we'll play a few rounds of bingo and award small prizes to the winners!

**Saturday, February 14th**—Men's Coffee—9 am at the clubhouse

**Monday, February 16th**—Board Meeting—6 pm at the clubhouse

## **\*\*Editorial\*\* Deb Stroup**

Did you know that Whispering Meadows is a completely volunteer community? While we contract out the major work, someone must do the inspections, request the bids, prepare a contract and oversee the contractor. And then there are always the small repairs that are generally done by someone in the community.

Every homeowner pays dues to keep the community functioning, but do you ever wonder exactly how the work gets done? Well, let me tell you. We have a Homeowners Association, with board members who are elected each year. Those board members agree to take on the responsibility of seeing that the requisite work gets done to ensure that we can all live in a nice, well-kept and desirable community. Those board members do not get paid, they do not get a break on their dues, they do not get 'perks' for being on the board. They do get a lot of grief for enforcing the rules we all agreed to when we purchased our properties. Or sometimes for interpreting the rules differently than others do.

Board members put in hundreds of hours every year to keep this community functioning. Please let them know you appreciate all that they do. You may not agree with everything, and that's okay, make your voice heard, but please do it respectfully and to the board directly.

We also have committees that work with the board to not only see that the upkeep and maintenance get done, but also to foster community by having activities and entertainment opportunities, decorate for holidays, foster safety and security, and other things too numerous to mention,

We have about 300 residents, and less than 100 are actively engaged. Our dues are low for the services we receive. Without volunteers, we would have to pay to have it done, which would increase the dues. WE NEED VOLUNTEERS! We need younger people; many of us are getting to the age where we won't be able to do as much. And we need the perspective of different people. Plus which, we would love to get to know you! So please consider getting involved, even in a small way, if you can. Some of you would like to but can't; we understand that.

# WHISPERING MEADOWS LANDSCAPE CALENDAR 2026

*(Subject to change- weather permitting)*

*This is the HOA Common Grounds Maintenance schedule  
Homeowner's Work requests need to be submitted prior to any work done*

**JANUARY** Identify Vines and cut if needed  
Tree trimming

**FEBRUARY** Dormant Pruning of Ornamental / Maiden Grasses-done

**MARCH COMMITTEE MEETING** 1st Monday 6:00 pm  
Mulch leaves and blow out Landscape beds in Common areas  
1<sup>st</sup> & 2<sup>nd</sup> Pre-Emergence & Fertilizer Chemical treatment  
Identify common ground areas to refresh bed plantings  
Sprinkler startup & Sprinkler Maintenance work begins

**APRIL COMMITTEE MEETING** 1st Monday 6:00 pm  
Continue Sprinkler Maintenance work  
Lawn mowing each week begins  
Prune Shrubs – Front of units and Common areas (Spring)  
Back flow inspection-Lawn contractor does this  
Common area planting of shrubs per budget \$ available

**MAY COMMITTEE MEETING** 1st Monday 6:00 pm  
Lawn mowing each week  
3rd Pre-Emergence & Fertilizer Broadleaf Chemical treatment  
Weed pulling/spray landscape beds in front of units & common ground (1)  
Turn on sprinklers depending on weather-Pause during WM Garage Sale  
First Gutter Cleaning  
Open Pool – Maintenance  
Startup Fountains – Maintenance

**May 22nd-----Community Clean Day – Watch for more information 9:00 am - Noon**

**JUNE COMMITTEE MEETING** 1st Monday 6:00 pm  
Lawn mowing each week  
4th & 5<sup>th</sup> Pre-Emergence & Fertilizer Chemical treatment  
Weed pulling/spray landscape beds in front of units & common ground (2)  
5th Treatment – Fall weed control & Fertilizer  
Ash Tree Treatment – Front trees done on Even years

**JULY NO COMMITTEE MEETING**

Lawn mowing each week

Weed pulling/spray landscape beds in front of units & common ground (3)

**AUGUST NO COMMITTEE MEETING**

Lawn mowing each week

Grub & Bug Control Treatment

Weed pulling/spray landscape beds in front of units & common ground (4)

**SEPTEMBER NO COMMITTEE MEETING**

Close Pool

Lawn mowing each week

5th Treatment – Fall weed control & Fertilizer

Weed pulling/spray landscape beds in front of units & common ground (5)

**OCTOBER COMMITTEE MEETING 1<sup>st</sup> Monday 6:00 pm**

Lawn mowing each week

Weed pulling/spray landscape beds in front of units & common ground (6)

Winterize Sprinklers & Fountains

Prune Shrubs – all units and Common areas (Fall)

**Oct 17th-----Community Clean Day --- Watch for more information 9:00 am - Noon**

**NOVEMBER NO COMMITTEE MEETING**

Last Mowing(s)

Core Aeration

Fall cleanup before Thanksgiving holiday

Last Treatment – Winterize

Second Gutter Cleaning - Maintenance

**DECEMBER NO COMMITTEE MEETING**

Cutting of vines if needed

**Sign up for 2027 Landscape Committee** Contact Landscape Chair

Bag Worm treatment as needed