



# Willow Brooke News

## Fall Edition

August 2013

### Upcoming Events:

August 30<sup>th</sup>, Movie Night, & BBQ 6:30p

Last day to swim: September 2<sup>nd</sup>

Fall Garage Sale: Oct 11 & 12

Radka's Pumpkin Patch: TBA October

Willow Brooke HOA  
1600 NE 95<sup>th</sup> Terrace  
Kansas City, MO 64155

HOA email:  
willowbrookehoa@gmail.com

Facebook: 'Willow Brooke Homes Association'

Internet:  
Find the social calendar, downloadable forms & covenants, past newsletters, and contact information. You can also sign up to receive an email of the newsletter and occasional HOA information updates at [www.willowbrookekc.org](http://www.willowbrookekc.org)

### Thank you!

We would like to say thanks to the Radka family for placing American flags at each house for Independence Day! Your generosity and thoughtfulness is one of the reasons our neighborhood is so great!

**SCHOOL IS BACK IN SESSION! PLEASE NOTE THE SPEED LIMIT AND WATCH FOR KIDS AROUND BUS STOPS!**

### Do you know your neighbor?

Getting to know your neighbors can be a great asset to you and them. Consider saying hello, having a little mixer on your deck, or sharing a plate of cookies. Neighbors who do these things can have lifelong friendships, gives piece of mind knowing your neighbor will be watching your house when your out of town, and allows us to grow better as a community. Give it a try! ☺

### Around the neighborhood:

\*This year court resurfacing and the sunken area to the northeast corner of the tennis court was repaired for \$1,553.

\*The current landscaping contract is with Lawn & Landscape Solutions. The yearly total can be up to \$12,609. Here's a few things the contract included: fertilizing, insect and weed control, mowing, trimming, edging, Spring and Fall bed cleaning/mulching, shrub and tree pruning, Spring, Summer, and Fall flowers, and irrigation monitoring. We only pay for services completed.

\*Repair to, and extension of, the irrigation system totaled \$36,619. As with almost all contracted projects, we had 'bumps in the road.' The City of KC stated the water meter needed to be installed a way different from the contract, a subcontractor was released half way through the project, and weather gave a few days of issue. The irrigation runs west and east of Lydia, the center island on Lydia, down and around the pool and tennis court.

\* Pool operation costs this year were \$34,000. This includes opening, cleaning, pool chemicals and lifeguard staffing only. Furniture and umbrella replacement, supplies, pool house maintenance, utilities (water, electric and phone) and permits are additional expenses. Through the end of August, these expenses were \$17,036.

### Budget information:

Balance sheet as of June 30, 2013

Assets: Checking \$35,293.04

Money Market \$59,785.75

Total \$95,078.79

Fixed assets: Pool \$1,425.41 Common Areas \$24, 780.67

Accumulated depreciation -\$814.55

Total Fixed Assets \$ 25, 391.56

Liabilities and Equity: Retained Earnings \$78,951.13 Net Income \$41,519.22

TOTAL ASSETS: \$120,470.35

### ***Liens:***

There were 10 homes that did not pay their annual dues this year. That's \$3,250 in revenue lost! To help, the HOA board is typing each lien form (instead of sending to the lawyer to do) before filing with the county, saving \$825 in attorney fees.

### ***Need your voice- Covenants:***

Each annual meeting, changing the covenants is suggested. Please tell us what you want changed so that we can start looking into this often brought up agenda item. Tell us which covenant (Willow Brooke or Estates of WB), the article & section you are referring, and your suggestion for change. Email your thoughts with the above info to [willowbrookehoa@gmail.com](mailto:willowbrookehoa@gmail.com)

### ***Need your voice- HOA Board nominations:***

We will have 2 board vacancies in 2014. Please send your nominations to [willowbrookehoa@gmail.com](mailto:willowbrookehoa@gmail.com) or by snail mail to 1600 NE 95<sup>th</sup> Terrace.

### ***Need your voice- Contracts***

Last year the HOA board decided to consolidate the landscaping, mowing and sprinkler servicing contracts into one contract in order to save money for the neighborhood. Throughout the year, we have heard from a few neighbors who have indicated their preference for hiring neighbors to do contractual work before looking outside of the neighborhood.

As the Board of Directors, we try to be good stewards of the money and resources provided to us, for the benefit of the entire neighborhood. We have contacted other HOA's to see what is done elsewhere; several have stipulations within their HOA covenants that expressly prohibit the employment of neighbors for HOA contracts to avoid any possible conflicts of interest.

We would like to hear from you. What is your opinion – should neighbors have preference for contractual work within the neighborhood? Should getting the most from the limited resources provided have priority? Send your comments to [willowbrookehoa@gmail.com](mailto:willowbrookehoa@gmail.com).

### ***Need your voice- Lifeguards at the pool***

This summer the HOA Board has received several suggestions that we could save money by no longer having lifeguards at the pool. We have contacted other HOA's to see what is being done elsewhere and it is different in each neighborhood. We found smaller pools with guards and without. We found larger pools with guards and without.

In addition to watching over swimmers in the pool, the lifeguards perform several tasks for the pool management company; they maintain the water levels and chemical balance in the pool. They prepare the pool for opening in the morning and close it down at the end of the day. Any potential savings will be in lifeguard salary only, the pool company will have to send someone out several times a day to perform the tasks currently done by guards.

We would like to hear from you. What are your thoughts on the lifeguards at the pool? Send your comments to [willowbrookehoa@gmail.com](mailto:willowbrookehoa@gmail.com).

**Help us make our neighborhood better. We look forward to hearing from you!**