



Willow Brooke Neighborhood News

Fall 2014

***SCHOOL STARTS:
August 13- Watch for
children and school
busses!**

***LIMITED HOURS:
Starting August 13,
the pool will be open
11:00am- 8pm but
lifeguards will be at
the pool from 4pm-
8pm only.**

***POOL CLOSSES:
Monday September 1
at 8 pm.**

***LAST MOVIE
NIGHT:
Friday August 29
Food and fun start at
6:30pm.**

***FALL YARD
SALES: Oct 10 & 11**

***RADKA'S
PUMPKIN PATCH:
Oct 18 from 11:30a –
1:30p at the pool
parking lot. Chili,
caramel apples,
sweets & treats, and
of course, the
pumpkins!**

School starts August 13!

The first day of school this year is August 13th. Please be aware of children walking to bus stops and busses. Remember traffic stops both ways when you see the bus lights flashing and the bus stop sign is out by the driver. Be patient! Just because all the kids are in the bus, does not mean they are seated. To keep the kids safe, do not move your vehicle until the lights have stopped flashing and the stop sign has been retracted. Remember, speed limit is 25, even going downhill. Thanks!

New Construction

The new homes construction in the Estates, Plat 2, (located on NE 94th, N Wayne, and N Highland) was a hot button at the annual meeting. After much dialog with the HOA lawyer and Mr. Frisbie, of Frisbie Pollard Development, it has been determined that the Estates, Plat 2, submitted to Clay County a 'Supplementary Declaration' in February 2006 that was agreed to by the 2006 HOA Board, stating that the homes of Plat 2 would adopt the original Covenant and Declarations of Willow Brooke and not the Supplemental Declaration set forth by the owner of the Estates Plat 1 (located at NE 92nd Terr). Based on the Plat 2 declaration, the homes built in Plat 2 follow from the original covenant Article VI, Section 3: Minimum Size Requirements, found on page 6. Note the last line: "The Developer, in its discretion, may permit variances in the foregoing square foot requirements." With that being said, the homes meet the covenant. Mr. Frisbie has agreed to email the HOA a general description of square footage before building on each of the remaining 6 lots. The next lot already being cleared on N Wayne is to be a reverse story and a half, 2800 sq ft. that will be listed in the low 300's. You can find all the covenant and supplemental declarations on our website.

Sign up for E-news

Sign up online to receive occasional emails with important HOA information. Go to the Willow Brooke Web Site www.willowbrookekc.org or to our Facebook page and find "Sign up for Email" link.

Neighborhood businesses

The Willow Brooke website is filled with information, including neighborhood businesses like swim lessons, lawn care, home decorating, painting and handyman services. Do you own or work for a service based business and would like it listed on the site? Send an email to willowbrookehoa@gmail.com

Treasurers Report

End of July Checking \$37,552.83. Money Market Reserve \$28,860.85. Delinquent dues: 7 homes representing \$2,275 (\$2,625 with late fees) of lost revenue earmarked to go towards our annual operating budget.

Willow Brooke HOA
1600 NE 95th Terrace
Kansas City, MO 64155

E-mail:
willowbrookehoa@gmail.com

We're on the Web!
www.willowbrookekc.org

President:
Bill Popa

Vice President:
Mark Cheney

Treasurer:
Rob Ruskievicz

Secretary:
Anita Arnold

Pool & Social:
Tracey Cheney

Landscape:
Pam Powers

Architecture:
Enrique Chavez

Committee Members:
Gil Tootle
Judy Radka
Steve Tiesing

Parked cars on the street

This has been an ongoing issue for many years. Article VI, section 17 of our covenant discusses parking, including 'no automobile may be parked over night or stored upon any street adjoining any lot within the district.' Please make every attempt to park all of your vehicles in your garages and driveways, especially now, as the school busses will be running. Also, be mindful of snow days and have your vehicle off the roads to make the most out of Kansas City's snow removal. Another thought for you: Kansas City Codes, Article VI, section 70-641 states it is illegal to park a car on the street for over 48 hours. It can be considered abandoned, resulting in a ticket, a tow, or a ticket and a tow. Anyone can report a suspected abandoned vehicle to the city through the 311 Action Center phone number.

Google construction

Google is not yet done with our neighborhood! Expect to see them by the end of the year to run Google Fiber from the road to homes. If you need to contact Google for construction related issues, you can reach them at 866-777-7550. To get more information about Google Fiber you can find them at www.fiber.google.com

Still need to pay your dues or pick up your pool key?

Please send an email to willowbrookehoa@gmail.com to set up an appointment. Keep your metal key from last year to use at the tennis courts.

Special Thanks

Thank you to Mr. Chrane for clearing a large brush pile on HOA property that was left over from when the Estates, Plat 2, was under construction!

Thank you to Mr. Henson for planting a shrub and flowers on a patch of HOA property that just won't seem to grow grass, but seems to like the flowers and seedling!

Thank you to Mr. Tootle for being an amazing asset to the Architecture and Landscape committee. His time and talents have saved the HOA hundreds of dollars!

Thank you to Noelle Stepp and her gifted helpers for coordinating a fantastic Fourth of July celebration at the pool this year!

Thank you to all the neighbors who volunteered their time and talents to make our Dive-In Movie Nights a success!

Thank you to Terri Wolfe at NNI for redesigning portions of our newsletter to make it more printer friendly!

*This newsletter was printed for free by our friends at Northland Neighborhoods, Inc. Check out all the information and help they have to offer at www.nni.org

Willow Brooke HOA

Your Home Owners Association



Reproduced by NNI. Information and views
expressed may not represent the position of NNI.