



Willow Brooke Neighborhood News

Spring 2015

***Annual Meeting:
April 8, 2015 6:00
pm @ Holy Family
Catholic Church**

***Spring Garage
Sale: May 8th &
9th. (There will be
another one in the
Fall.)**

***POOL OPENS:
Saturday, May 23 @
11 am.**

***Summer fun will
include
Independence Day
celebration and
movie nights!**

***Want to help make
our neighborhood
better? Join the
committee! More info
found in this
newsletter.**

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

E-mail:
willowbrookehoa@gmail.com

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

Make plans to attend our Annual Meeting

The Annual Meeting is scheduled for Wednesday, April 8th, 2015, 6:00 pm at Holy Family Catholic Church in the downstairs Parish Hall. From 6-6:30 you will be able to receive your pool key if new to the neighborhood and this will be the time for last minute dues payments.

Pay your home owner dues via PayPal

You have the ability to pay your annual dues with a debit or credit card through PayPal. Click the 'Buy Now' link located on the left hand side of the HOA website, www.willowbrookekc.org and you'll be directed to our PayPal payment processing page. There is a small transaction fee when using your debit or credit card. If you have a PayPal account already established and linked to your bank account, you can transfer funds **free of charge**. Just enter our email address into the 'TO:' line of the transfer page in your PayPal account.

Increase in HOA dues

Home Association dues increased this year after several years without a change. The swimming pool remains the largest expense of the association; pool operations (lifeguards, chemicals, & routine pool maintenance) costs have increased each year but were manageable within the budget. Rising costs have now exceeded the available funds. Large-scale maintenance and repair projects are being included in this year's budget and contribute to the rise in HOA dues. The swimming pool required painting before it could be opened last summer, a maintenance item that wasn't accounted for in the budget. Pool painting is expected to be required every 4 to 5 years so this year we have allocated 1/4th of the projected cost to paint the pool in 2019 as part of the budget. We will set aside and earmark the funds so when the need is there in the future, money will be available. A part of the budget will also be set aside for large maintenance or repair projects in the future, like resurfacing the pool parking lot. We would like to have the funds available in the future instead of asking for a special assessment when the need arises.

Board Vacancies

This year we have 3 three-year elected board positions open and 1 one-year appointed position to fill a slot that was not completed with a three-year term. Nominations for the 3 three-year positions are currently Rob Ruskiewicz, Tracey Cheney, and Mark Cheney. We have no nomination for the one-year term. You can send a nomination for the board to our gmail account.

President:
Bill Popa

Vice President:
Mark Cheney

Treasurer:
Rob Ruskiewicz

Secretary:
Anita Arnold

Pool & Social:
Tracey Cheney

Landscape:
Pam Powers

Architecture:
Open

Committee Members:
Gil Tootle
Judy Radka
Steve Tiesing

Committee members needed

Committee members are needed for the upcoming 2015 year. Committee members help the board with approving architectural alterations, such as paint colors; input for landscaping the monument areas; input concerning pool furniture and amenities; and helping to make dive-in movie nights even more fun. Committee members can help the board no matter what your schedule looks like and are called upon only when needed. We'd love to get to know you and need volunteers to make our neighborhood great. Send us an email or sign up at the annual meeting.

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, tax preparation, 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 details about the business in an email to willowbrookehoa@gmail.com

Treasurers Report

End of December Checking \$21,038.18. Money Market Reserve \$28,878.89. Delinquent dues from 2014: 4 homes representing \$1,500 (\$2,004 with late fees) of lost revenue earmarked to go towards our annual operating budget.

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. 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.

*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

