

Willowbrook Homes Newsletter

Winter 2015



President's Report - Dan Wilder

Well Winter is coming and the Board is planning on being ready with snow removal and ice reduction as necessary. We have (at our December Board meeting) agreed on a Budget for 2015 for the subdivision and you all will be glad to note that we have a surplus going into 2015 of some \$58,000.00. We currently have in our reserves after paying for all of our major improvements (streets and landscaping) some \$315,000.00 as of

the end of November, 2014. I promised in our fall Newsletter to let everyone know what our reserve balances were at the end of October (I am a little late) and so you have the latest for your comfort. The Board has agreed that there will be NO monthly dues increase in 2015 and it looks like we are in great shape for years to come! Stay Warm and for those of you heading south for the Winter have FUN and we will see you in the Spring.

Streets and Lights - Dan Wilder

We are close to awarding the contract for the repair to the street lights on South Slater. The Board has discussed whether or not to repair the wiring for the first two street lights or doing all four street light repairs (the first two lights are known to have multiple failures currently). It appears that we will repair the wiring for all four street lights now by installing conduit into which the underground wiring will be inserted. All of our underground wiring in Willowbrook has been damaged by multiple utility suppliers (since the underground wiring currently in place does not have a conduit cover).

The curbing which was replaced last fall was unacceptable to your Board (the contractor made multiple errors) as a result the curbs are going to be redone in the spring in accordance with the original contract for no additional charge.

Architectural Control Committee - Dick Marquette

The Board of Directors has updated the Architectural Control Policies and Procedures with regard to additional and replacement trees and shrubs on the homeowners side of the wrought iron fence along Antioch and along 143rd Street. There are no specific restrictions on the species of trees or shrubs that may be planted, but they shall maintain the overall aesthetics of other existing plantings, shall be the least susceptible to disease and infestations and shall be planted a minimum of five feet from the fence to allow for ease of trimming as they mature. Homeowners shall pay



Misdelivered Mail

If you receive mail in your mailbox intended for someone else, please put it back in the outgoing mailbox. Please do not attempt to deliver the mail. Many residents don't use their front doors.



Pond Cleanup

The Board would like to thank the following neighbors who helped with the pond cleanup on October 18:

Hank Bauer, Kirk Kowalewski, Keith Tully, Brian Basel, Dale Atwood, Terry Combs, Mark Stith, Bob and Ginny Shoaf and Dan and Pat Wilder.

We are fortunate to have neighbors who support the board's efforts to maintain the ponds.



Christmas Lighting

The board would also like to thank the following individuals for assisting Dick Marquette with the purchase and installation of our new Christmas Lighting:

Bonnie Gleenon, Tom Mundinger, & Dan Wilder



New Neighbors

We want to welcome the following new residents to Willowbrook :

- Michael Johnson
8933 W. 142nd Court
- George & Marilyn Laddish
14221 Benson

for such additional or replacement trees and shrubs. All of the Architectural Control Policies and Procedures are posted on the Willowbrook web site [here](#) (at **Homes Association -> Policies and Procedures ->Architectural**).

Requests and approvals for exterior changes this quarter included deck staining, new windows, a new garage door, a paint color change and a new sidewalk. All exterior changes, except plants, require approval of the Architectural Control committee. The *Architectural Control Request for Exterior Change* form is available on the Willowbrook web site at www.willowbrookhomes.info, or from the committee (Dick Marquette, dickmarq85@gmail.com). Use of this form helps to better organize the record keeping of all requests and approvals.

Grounds and Lawn Committee - Dale Atwood

Where to Dispose of Yard Waste Until March

Until Green Lawn's spring clean-up in March, the easiest place to dispose of yard debris/waste is Suburban Lawn & Garden's Yard Waste & Recycling Center located at 139th & Wyandotte in south Kansas City. They accept the following items:

- Shrubs
- Sawdust
- Wood Chips
- Lumber (Untreated)
- Limbs
- Christmas Trees
- Straw & Hay
- Grass Clippings
- Garden Waste
- Leaves*
- Brush
- Dirt

For yard waste disposal Suburban is open through March 13th, Monday to Friday from 8:00 a.m. to 5:00 p.m. weather permitting. They are closed Saturday and Sunday for yard waste disposal. Yard waste recycling prices are:

- Christmas Trees - \$1.00
- Paper Lawn Bag - \$1.00 for Clippings / \$1.50 for Leaves
- Large Plastic Bag - \$1.50 for Clippings / \$2.25 for Leaves

No Railroad Ties, No Plastic or Trash is allowed. Paper Bags can be composted. Plastic bags must be emptied by the customer! For questions pertaining to yard waste disposal call (816) 941 2438.

All questions and/or concerns pertaining to lawn and landscape issues should be addressed to a member of the landscape committee. Their phone numbers/e-mail addresses follow:

- Dale Atwood (Chairman) (913) 851-1181 dale.m.atwood.ctr@mail.mil
- Mark Stith (913) 685-7340 mstith@kc.rr.com
- Karen Johnson (913) 681-6266 johnson2118@everestkc.net

Willowbrook Homes Garden Club - Mary Thorsell



The Willowbrook Home and Garden Club recently purchased 2 large, decorative urns that were placed at the Antioch Entrance to enhance the new landscaping. In addition, Jan Holmberg, a member of our Club, purchased begonias and planted them. As we moved into the holiday season, you see the urns filled with holiday decorations that were designed and planted by Jan Holmberg and Bonnie Glennon. Even though our club's dues are only \$10 annually, we are able to use these funds to improve our neighborhood. We look forward to continuing providing small contributions to the beauty of our wonderful Willowbrook!



If you would like to join us, please call me at 814-3797 or email me at maryt3868@sbcglobal.net. We meet the fourth Tuesday of the month and enjoy a variety of meetings.

Lakes and Streams Committee - Dan Wilder

We have a number of things that the Willowbrook Board is looking at for 2015 as it relates to the Lakes and Streams.

We are currently getting bids to repair the dam on the number 3 pond (the one nearest Benson Street). After the 80 year flood two and a half years ago, the large limestone rocks MOVED at that dam site and the water on half of the dam flows behind the rocks instead of over the rocks. We will keep the community advised on our progress on this issue. We are also

taking bids to repair the limestone rock walls in several locations around the ponds (this work may or may not be done in 2015).

We have in past years used chemicals (approved by the Kansas State Extension Service) to control the weeds growing in the ponds. In 2015 we are looking into adding fish that eat weeds in the ponds to see if we cannot better control the weeds late in the summer. Have a Great Winter and see you in the Spring! Committee members Chat Cowherd, Tom Pepin, and Dan Wilder.

Newsletter Submissions - Mike Sarno

If you would like to submit an article for the Newsletter please email it to me at mikesarno@everestkc.net for consideration.

Content is due during the 3rd week of each calendar quarter (March, June, September, and December).





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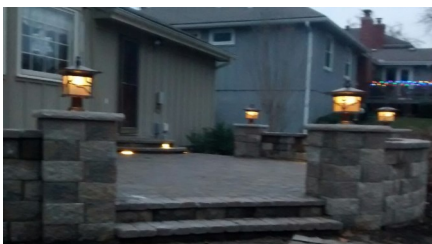
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Night Lighting



Leaf/Gutter Cleanup



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