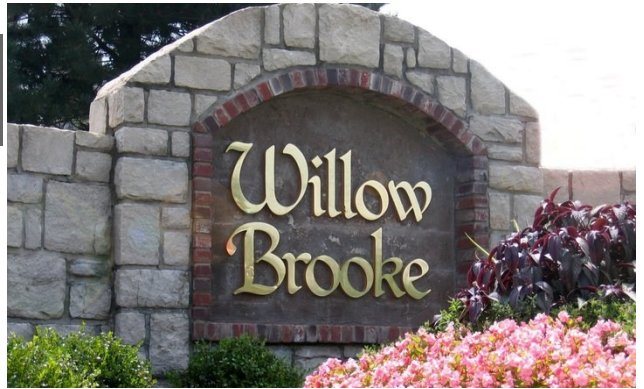


Willow Brooke HOA

Neighborhood News

Summer 2019

Please join our email distribution list on www.willowbrookekc.org to receive digital copies of the newsletter. Newsletters will also be uploaded to the website.



Pool & Lifeguard Spotlight

The Willow Brooke pool is open for the summer! As a reminder, residents are responsible for any guests brought to the pool, and no guests may be present without an accompanying resident. If you plan to bring more than 10 guests to the pool, please let us know via a courtesy email, and consider renting the upper deck of the pool to accommodate your party. The pool director can be reached at willowbrookepool@gmail.com.

Additionally, please remember that glass is strictly forbidden in the pool area. Broken glass requires the complete draining of the pool, an expensive process that will also close the pool for 1-2 weeks.

Finally, we wanted to shine a light on the great work our lifeguards do for the pool and our residents during the summer. Hannah Hermsen, Willow Brooke lifeguard, provided the following note:

The lifeguards are at the pool to keep all patrons as safe as possible, as well as maintain the cleanliness of the pool and pool area.

The lifeguards have made multiple saves already this year, and help with injuries, bee stings, band-aids - whatever it may be! The lifeguards are the ones who complete all of the pool opening procedures each day including vacuuming the pool, setting out umbrellas, and making sure the area is safe, and complete all of the pool closing procedures each day such as taking out the trash, cleaning, rearranging the chairs, and locking up.

Lifeguards are at the pool to ensure swimmers are safe, rules are followed, and the pool is clean, safe, and fun for the neighborhood to enjoy!

Thank you to our lifeguards for all they do, and happy swimming!



Announcements

4th of July Celebration

Thursday, July 4th @ 9:30 AM
Flag Ceremony
Bike Parade
Pool Activities & Snacks

Summer Movie Night

Saturday, August 17th @ 7 PM
See Facebook for Details

**Pool Closes on
Monday, September 2rd**

Exterior Alterations

If you are planning any exterior alterations to your property, including deck additions, paint, or fencing, please fill out the Exterior Alteration Form found on www.willowbrookekc.org and email it to willowbrookehoa@gmail.com.

4th of July Celebration

The annual 4th of July event will take place on Thursday, July 4th. The event will begin at 9:30 AM with the Flag Ceremony, followed by the kids' Bike Parade beginning near the pool parking lot (decorate your bikes!). Following the bike parade, there will be pool activities and games in the pool area.

Due to the large expected turnout, the HOA needs help from volunteers to continue the BBQ tradition. If enough volunteers cannot be found to help set up, cook, and tear down, we will be unable to provide a full meal (snacks will still be provided). There is a signup sheet at the pool (at the lifeguard stand) where you can volunteer for a shift or two. Alternatively, you may email us at willowbrookehoa@gmail.com to volunteer. Thank you!

Yard Maintenance

The HOA has been notified of overgrown trees hanging over sidewalks and across property lines into the yards of neighbors. As a general courtesy, please make sure your landscaping is maintained so it does not intrude on city sidewalks or neighboring properties. The HOA has no specific bylaws outlined in the Willow Brooke covenant relating to tree maintenance, however trees overgrown onto sidewalks may be a city ordinance violation. Residents requiring action are encouraged to call the city at 311 if necessary.

Slow Down!

Please remember that the neighborhood speed limit is 25 MPH, and there are small children playing in many yards lining many of our streets. Additionally, there will be added foot traffic crossing Lydia Avenue near the main Willow Brooke (north) entrance due to the pool being open and school being out for the summer. Slow down, and stay aware!

Real Estate Report

So far in 2019 (and in the final days of 2018) there have been 7 home sales in Willow Brooke with an average sale price of \$312,714. The average time on market was 58.7 days. There are currently two active listings and one sale pending.

Willow Brooke HOA Board Members:

President:
Jeff Hoffecker

Treasurer:
Rob Ruskievicz

Secretary:
Bryan Tamke

Pool Director:
Billi Erickson

Social Director:
Melissa Leath

Landscape Director:
Heidee King

Architecture Director:
Daniel Allegri

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

willowbrookehoa@gmail.com
www.willowbrookekc.org



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