

# WARD PARK PLACE

a neighborhood to be proud of



## HELLO NEIGHBOR!

The Board is asking Homeowners to address the following items if applicable to your property. This is a general guideline for our community.

1. Exterior Upkeep: Faded Paint, Dry Rot, Roof, Fence, Decks, etc.
2. Yard Upkeep: Mowing, Edging, Tree Trimming, Weed Control, etc.
3. Other Exterior Maintenance: If you have any other exterior home or garage damage, please don't delay in making repairs.
4. Trash cans may be placed at the curb the evening before trash day and need to be removed after trash pick up.

**No parking of your Boats, Trailers, RV's etc. in driveways until Memorial Day weekend**

## SPRING CLEANING?

Before you start spring maintenance on your home, remember that exterior changes/paint colors need to be approved by the board.

We have several homeowners that need to finish projects from last fall.



## SEVERE WEATHER SEASON

Did you know that tornado sirens are not designed for you to hear when you are inside? Make sure and sign up for weather alerts or get a weather radio. Should the weather become dangerous for more information visit

<http://stormaware.mo.gov>

## KICKBALL - POTLUCK PICNIC

**APRIL 13, 2019**

Join us for a neighborhood kickball game and picnic. The HOA will provide burgers and hot dogs please bring a side and drink.

**Ward Park Playground  
Kickball at Noon  
Lunch at 1**

We will host the annual board meeting during lunch. We hope all neighbors join us for this opportunity to shake off the winter and enjoy the afternoon with friends.

### Just a reminder:

No motorized vehicles on common ground or park - this includes but is not limited to Golf Carts, ATVs, UTV's, Motorized Scooters, Go Carts, Dirt Bikes, etc.

WPP HOA Facebook page has been discontinued until further notice.

## HOMEOWNERS DUES

Dues received after April 1, 2019 will be assessed late fees. The upkeep of our common areas, pool and all HOA responsibilities are funded with your dues. It is your obligation to ensure they are paid on time.

**Reminder: Late Fee's include suspension of pool privileges until dues and fees are paid in full.**

## NEED TO TALK TO YOUR HOA?

Email: [wpphoa@gmail.com](mailto:wpphoa@gmail.com)  
Web: [wpphoa.com](http://wpphoa.com)  
Address: 524 Ripley  
Raymore, MO 64083  
(Postage Free Drop Box at above address)

## 2019 BOARD MEMBERS

**PRESIDENT  
VICE PRESIDENT  
TREASURER  
SECRETARY  
MEMBERS AT LARGE**

**DARIN CARTER  
JAMIE RYAN  
ED LUTHER  
KRIS BRADLEY  
ERIC HILL  
KURT MURKIN**

## 2019 CALENDAR

<b>April 1st</b>	Dues Late
<b>April 13th</b>	Kickball Game
<b>April 13th</b>	HOA meeting at Park
<b>May 9-11</b>	Garage Sale
<b>May 24th</b>	Pool Opens
<b>June 15th</b>	Kids Pool Party
<b>July 4th</b>	Parade
<b>July 12th</b>	Adult Pool Party
<b>August 16th</b>	Movie Night at the pool
<b>September 8th</b>	Pool Closes
<b>September TBD</b>	Garage Sale
<b>December 21st</b>	Holiday Lighting Judging

**See unusual activity and you are unsure, please dial 911. Better safe than sorry! Report after-hours noise, lurking vehicles, late sales persons. Please remember to lock car doors and close garage doors before retiring for the night.**

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## PROFIT AND LOSS January - December 2018

### Income

Sales	\$46,758.57
Uncategorized Income	\$513.34
<b>Total Income</b>	<b>\$47,271.91</b>
<b>GROSS PROFIT</b>	<b>\$47,271.91</b>

### Expenses

Bank Charges & Fees	\$15.00
Insurance	\$3,255.13
Legal & Professional Services	\$42.50
Meals & Entertainment	\$4,337.07
Office Supplies & Software	\$208.09
Other Business Expenses	\$745.81
Pool Repair & Maintenance	\$8,789.47
Pool Supplies	\$4,996.44
Repairs & Maintenance	\$18,513.06
Uncategorized Expense	\$110.82
Utilities	\$5,337.24
<b>Total Expenses</b>	<b>\$46,350.63</b>
<b>NET OPERATING INCOME</b>	<b>\$921.28</b>
<b>NET INCOME</b>	<b>\$921.28</b>



To access the pool requires a gate card. If you have lost your card replacements are available from the HOA.

To get a replacement card there is a \$25 fee. Replacement cards must be requested by email to:

wpphoa@gmail.com

Include your Name and Address in your request.

# NO

**POOL PASSES  
WILL BE ISSUED  
between May 23 -28  
FIND YOURS NOW or  
GET A REPLACEMENT  
BEFORE MAY 22nd.**

## NEIGHBORHOOD SERVICES

trash	Jims Disposal Service	(816) 221-1932
water	Cass County Water Supply #3	(816) 331-1071
sewer	City of Raymore	(816) 331-5182
power	KCP&L	(816) 471-4275
gas	Spire	(800) 582-1234
	report a power outage	1-888-544-4852

Information about our neighborhood and the surrounding area can be found within the nextdoor app. Find it in the app store on your device.



**CALL OR CLICK 3 DAYS BEFORE YOU DIG!**



**1-800-DIG-RITE OR 811  
www.mo1call.com**