

WARD PARK PLACE

a neighborhood to be proud of



HELLO NEIGHBOR!

Welcome to the spring edition of the Ward Park Place HOA newsletter. We hope to keep you informed and up to date on all our neighborhood activities, news, and other requests.

Our goal is to provide transparent communication to the members of our neighborhood. When we communicate well, we can enjoy a well-connected neighborhood and live in a neighborhood that is clean, safe, and enjoyable.

We encourage you to check out the HOA website at wpphoa.com to find important information, including the neighborhoods profit and loss statements and meeting minutes. The board wants to involve all members of our community.

GET INVOLVED

The Ward Park Place HOA is currently looking for individuals to join as treasurer and member at large. We will be hosting elections at the Annual HOA Meeting on May 14th.

We are also adding 3 new committees, the signup form is on the website. All residents are encouraged to join in and help influence the direction of the neighborhood. If you want to lend a hand these are volunteer positions not board positions.

WELCOME TO WARD PARK PLACE NEW HOMEOWNERS!

New homeowners please fill out the pool form for a pool pass, the pool will open on May 27 and we don't want you to miss out.

The pool pass is used for your safety, every resident is given one pool pass per family – never loan it out! Replacement pool passes are available for \$25. Please note: **pool passes will not be issued between May 23-30th**, submit your form by May 22 for access during Memorial weekend. Pool pass forms can be found on our website: WPPHOA.com

2022 BOARD MEMBERS

PRESIDENT JAMIE RYAN
VICE PRESIDENT KURT MURKIN
TREASURER OPEN POSITION
SECRETARY MEGAN GONZALEZ

MEMBERS AT LARGE ERIC HILL
OPEN POSITION

DID YOU PAY YOUR DUES?

Dues received after April 1, 2022 will be subject to 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.

CONTACT THE HOA!

Web: wpphoa.com

Mail: 524 Ripley Drive
Raymore, MO 64083

(postage Free Drop Box at above address)

Email: Please use the contact forms at wpphoa.com

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.

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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Homeowners please 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.

Reminder: No Boats, Trailers, RV's etc. are not allowed in drive ways until Memorial Day weekend

SPRING CLEANING?

2022 EVENTS

Before you start spring maintenance on your home, remember that exterior changes and new paint colors need to be approved by the architectural control committee. Use the form on the website to let us know what you are planning.

April 28-30

Garage Sale

May 14th

Kickball Game

May 14th

HOA meeting at Park

May 27th

Pool Opens

June 11th

Kids Pool Party

July 4th

Parade

August 20th

Movie Night at the pool

September 6th

Pool Closed

September TBD

Garage Sale

December 23st

Holiday Lighting Judging



KICKBALL - POTLUCK PICNIC

May 14, 2022

Join us for a neighborhood kickball game and picnic. The HOA will provide burgers and hot dogs please bring a side. 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 come together and enjoy the afternoon with neighborhood friends.

NEIGHBORHOOD SERVICES

trash	Constable Sanitation	(816) 204-1192
water	Cass County Water Supply #3	(816) 331-1071
sewer	City of Raymore	(816) 331-5182
power	Evergy	(888) 471-5275
gas	Spire	(800) 582-1234
	report a power outage	(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.



NEIGHBORHOOD COMMITTEES

Social

The social committee is exactly what you think it is! The party planners for the neighborhood. Members of this committee will be allotted a budget for each event approved by the board.

Current Events

Spring Kickball - 4th of July Parade - Kids Pool Party - Movie Night at the pool - Christmas light judging

Grounds

This grounds committee oversees the common areas, fountain and sprinkler maintenance.

Current and Future Projects

pool landscaping - tree replacement along Ward Road - sprinkler maintenance and repair

Safety and Compliance

The Safety and Compliance committee is responsible for ensuring the homes in the neighborhood meet the requirements of upkeep and maintenance. This committee will submit violations to the board for further action.

Current and Future Projects

oversee the creation and operations of a neighborhood watch program. create a listing of suggested household maintenance vendors.

Architectural Control

No changes are being made to ACC committee at this time.

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>

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

Replacement card are \$25.

Existing cards will be cancelled only one card per household.

**No Pool Cards
Will Be Issued
Between May 23-30.**

Order Before May 22

Don't Be Trashy PLEASE CLEAN UP BEFORE YOU LEAVE THE POOL



there is no POOP FAIRY!

SCOOP YOUR POOP

signed... Shoes

CALL OR CLICK 3 DAYS BEFORE YOU DIG!

1-800-DIG-RITE OR 811

www.mo1call.com



HOA BUDGET

Total Income		\$50,050.00
Homeowners Dues 154 X \$325		
Expense - Operating		
Computer and Internet Expenses	300.00	
Insurance Expense	2,400.00	
Lien Filing Fees	500.00	
Miscellaneous Expenses	250.00	
Postage and Delivery	300.00	
Professional Fees		
Legal Fees	2,000.00	
Tax & Accounting Fees	400.00	
Total Professional Fees	2,400.00	
Total Operating Expenses	6,150.00	
Expense - Utilities		
Electric	2,000.00	
Water	1,600.00	
Total Utilities Exp	3,600.00	
Expense - Pool		
Chemicals and Supplies	2,900.00	
Gate Lock/Camera system	200.00	
Maintenance and Repairs	8,000.00	
Pool furniture	1,000.00	
Pool Utilities		
Pool Electric	2,300.00	
Pool Sewer	200.00	
Pool Water	1,400.00	
Total Pool Utilities	3,900.00	
Total Pool Exp	16,000.00	
Expense - Social Events		
Cookout; Kickball	250.00	
Kids Pool Party	250.00	
Fireworks; Dumpster; Etc	3,000.00	
Movie Night at the Pool	250.00	
BBQ Cook Off	250.00	
Holiday Lights Gift Card	100.00	
Total Social Events Exp	4,100.00	
Maintenance & Repairs		
Landscaping and Groundskeeping	14,000.00	
Trees and plants	800.00	
Sprinkler and Fountain Repairs	5,000.00	
Total Maintenance & Repairs	19,800.00	
Grand Total - Exp;Utilities; M&R	49,650.00	
Net Balance	400.00	

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HOMEOWNER'S ASSOCIATION NOMINATION FORM

If you are interested in serving on the board or wish to nominate someone, please complete the Nomination Form below and drop it in the pool mailbox.

Available Positions for 2022-2023:

Treasurer

Member at Large

Social, Grounds and Safety and Compliance Committee Positions.

Alternately, you may submit your nomination on the web.

<https://wpphoa.com/nomination-2022>

Nominations will be accepted until May 13, 2022.

Volunteer anytime through the website.

Nominee's must attend the annual meeting on May 14, 2022.

detach and drop in mail box at pool or mail in or submit online:

<https://wpphoa.com/nomination-2022>

Candidate for the Ward Park Place Board of Directors 2022

Name: _____

Address: _____

Position: _____

Available Board Positions for 2022 are Treasurer and Member at Large.

Volunteer opportunities in the New Social, Grounds and Safety and Compliance Committees.

Candidates' annual fees and account balance must be paid in full to have the privilege to run for the Board of Directors.

Board Nominations will be accepted until May 13, 2022.

Volunteer anytime through the website.

Nominee's must attend the annual meeting May 14, 2022.