

Walnut Creek News

January 2013

IN THIS ISSUE

Next Board Meeting

Web Site

Trash Pickup

Neighborhood Directory

Lake Improvement

Mowing

Keeping Current

NEXT BOARD MEETING

The next Board meeting will be held on Monday, March 11, 2013. Meetings are being held at the Hillsdale Presbyterian Church and will begin at 7:00 p.m..

If you have an opportunity, please thank them for letting us use their space for our meetings.

WEB SITE

Most of the information about Walnut Creek Estates can be found on our website www.walnutcreekestates.org. Information related to official Board business finances or the neighborhood directory is in the Members only tab toward the bottom of the page. You can get access information by contacting the [Secretary](mailto:Secretary@walnutcreekestates.org).

On January 1, 2011, a new law went into effect in Kansas regarding homes associations such as ours. We have been working hard to make sure we are in compliance with the law and John Muckelbauer has agreed to do a review for us. Thank you, John.

TRASH PICKUP

Wednesdays, have trash out by the curb by 7:00 am. Weeks with the following holidays on Monday, Tuesday, or Wednesday will pickup one day later.

New Year's Day
Memorial Day
Independence Day (July 4)
Labor Day
Thanksgiving Day
Christmas Day

We will be going out for bid this year and are seeking your input. Deffenbaugh is our current vendor, but they subcontract to L&K. We are seeking names of companies you feel we should send bid requests to.

We are also asking for suggestions on what you would like changed. For example, the day of pickup, is one day enough, recycle service, yard waste pickup, large item pickup, etc. Let the Board know your ideas.

NEIGHBORHOOD DIRECTORY

Visit the Members Only section of the website.

LAKE IMPROVEMENT

If you have been down to the lake over the past few years, you may have noticed a marked increase in the aquatic growth, both above and below the surface.

Beginning in 2010 the Board created a lake committee that was charged with making improvements. After visits by biologists, local and state agencies, and having the water tested, it was determined that the lake was healthy, but not very suitable for recreational use by our members.

The first committee decided to use a chemical approach and although a valiant effort was made, the pesky weeds continued to grow.

The Board decided to retry again in the summer 2012 by using a different approach. A steel cable was dragged across the bottom of the lake in an effort to remove the weeds. Although our volunteers helped remove tons of aquatic growth, Mother Nature again won the battle.

Having experienced a lack of success, the Board conducted additional research and solicited the help of two professional companies that do pond management for a living. We have identified two different approaches to reducing aquatic growth from this point forward. Use chemicals or use an aeration system. Some might also suggest a combination of the two.

The chemicals might have a more immediate result and less initial cost, but run the risk of having to repeat the process the following year.

The aeration system helps increase oxygen levels in the water that creates good bacteria which in turn decreases weed growth. It is a more long term approach that might have a higher initial cost but less cost in the long term.

(Continued on page 2)

WCE Secretary
25259 High Point Circle
Paola, KS 66071
Secretary@walnutcreekestates.org

LAKE HABITAT COMMITTEE

Goal: To develop and present a plan to the Board that will increase the enjoyment of the lake by improving fish habitat and aesthetic appeal. Chairperson: Galen Heinrich

Tasks:

Review comments received from government and private agencies regarding various solutions for the treatment of the lake to enhance fish habitat and usability.

Review the appearance of the lake as seen by those using the area.

Develop a recommendation to the Board that will meet the desired criteria. Include a written summary statement with cost estimates for such improvements to enable the Board to establish a budget for such improvements. Indicate alternative approaches and costs, if appropriate.

Implement improvements as directed by the Board and within the established budget.

LANDSCAPING COMMITTEE

Goal: To maintain planted areas to increase the enjoyment of the common space. Chairperson: (needed)

Tasks:

Mowing: Develop a plan for mowing, guide mowing vendor, and update mowing progress at regular Board meetings.

Entry Markers: Provide for routine care including weeding, mulching, flowers, lighting, and holiday decorations.

Cul-de-sacs: Provide for routine care in Phase 3 and Phase 5.

Prepare a written summary statement with cost estimates for maintenance to enable the Board to establish a budget for such.

Implement routine maintenance and other projects as directed by the Board and within the established budget.

SOCIAL COMMITTEE

Goal: To increase the enjoyment of the neighborhood by creating social activity opportunities. Chairperson: Chloe DeYoung

Tasks:

Gathering: Plan and execute at least one homes association membership gathering this year (e.g. Halloween Party).

Halloween: Plan and execute a Halloween hay ride and party typical of past Halloween related events.

Provide for a social experience including refreshments at the annual member meeting in November.

Implement events within the established budget.

TRAIL COMMITTEE

Goal: To maintain the common use trails in a safe and enjoyable manner. Chairperson: (needed)

Tasks:

Receive contacts from homeowners regarding overgrowth of foliage into the trail environment.

Trim over hanging branches and plant roots.

Identify potentially eroded and/or muddy locations requiring application of gravel.

Prepare a written summary statement with cost estimates for maintenance to enable the Board to establish a budget for such.

(Continued from page 1)

With this knowledge, the Board moved to include money in this year's budget. The Board arrived at the \$6,900 budget item for three reasons.

1. One company had already quoted this amount for chemicals only.
2. Member research indicated that it would cover the cost of the aeration equipment.
3. The 2012 Board did not feel comfortable asking the HOA Members for more.

Since the annual meeting two additional companies have been contacted. One company made a presentation at the January Board meeting and the other has contacted us by email.

A lake committee, led by Galen Heinrich, was established at the January Board meeting. Galen has recruited Frank Pacinelli, Tom Blackler and Frank Syracuse as members. The Committee is charged with continuing to research the lake and make a presentation to the Board at their next meeting on March 11.

The goal is to have a more usable lake this year for all of our members to enjoy. Help us thank the committee members for their efforts.

MOWING

Mowing will continue this year with Palatial Lawns out of Spring Hill. We have not received any complaints or suggestions regarding their service, but if you have any suggestions please let us know. They will continue this year on the same schedule as last year. Beginning in April the trails will be mowed once a month and the common grounds will be mowed twice.

KEEPING CURRENT

You are encouraged to keep email addresses and postal delivery addresses current with the Secretary.



Want to help on a committee? Contact the Committee Chairperson or any Board member.