

Walnut Creek News

March 2013

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NEIGHBORHOOD DIRECTORY

Visit the Members Only section of the website. The directory was last updated on March 12, 2013.

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](#).

LEGAL REVIEW

John Muckelbauer, at the request of the Board, reviewed the Kansas law that governs Homes Associations. A link to this law can be found on the website on the "About" tab. He shared a lot of useful information which will help the Board remain in compliance. We learned a lot, but recognized there is always room for improvement. Thank you John for all your hard work. John's handout can also be found on the website on the "About" tab.

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.

NEXT BOARD MEETING

The next Board meeting will be held on Monday, May 13, 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.

LAKE IMPROVEMENT

You may remember from the January newsletter that the Lake Habitat Committee (LC) was looking into many approaches to improving the lake's usefulness. Galen Heinrich presented the LC's report and the LC members (Tom Blackler, Frank Syracuse and Frank Pacinelli) answered any follow up questions.

The LC spent a lot of time researching the best approach to improving the quality and usefulness of the lake. They recommended a natural approach that will use two types of fish.

Tilapia, yes Tilapia, will be added because they rapidly eat the algae and plants growing in the lake. This fish grows quickly and reproduces often but because it is a warm water fish, dies off in the fall due to colder water temperatures. Hopefully, they will have done their job before this happens.

The second fish is grass carp. They won't die off in the fall but will continue to grow and eat plants growing from the bottom of the lake for years to come.

Additionally, a blue dye will be added to shade the water which will reduce sunlight reaching the bottom of the lake in shallower areas and therefore reduce the photosynthesis necessary in plant growth. The hope is by adding fish and dye, the lake will look nice and the fishing will be enjoyable again.

The LC wanted to make a point that they cannot guarantee the quality of the water in the lake for swimming. Because of the

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LANDSCAPING COMMITTEE

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

TRAIL COMMITTEE

Tom Rourke has agreed to be the Chairperson. Thank you, Tom.

BOARD MEETING OPEN COMMENTS

A question as to the relationship between High Point Farm (HPF) and the homes association was presented. John Fricke explained how HPF is not part of the homes association. See explanation on the website on the "FAQ" tab. A follow up question was asked as to how much money HPF should pay above what they voluntarily pay now and whether or not a committee should look into this. A motion was made to establish such a special committee, but lacked a second to be voted upon.

Another question pertained to how the Design Review Committee (DRC) operated concerning the recent approval of a variance for a fence. The board will review the current requirements and seek to make improvements such as possibly making announcements of pending decisions and adding meeting minutes to the website.

If you should have questions concerning either of the open meeting comments, please use the website to contact your Board. It is our intent to make it easy for everyone to be as involved and informed as they wish.

FINANCIAL REVIEW

A financial review was conducted prior to the March Board meeting. The purpose of this review is to share all financial records to anyone interested and to answer questions concerning the previous year's finance activity.

One such question concerned the recording of the money spent on gift baskets. As a result, a separate line item in our records will be added for this expense. No discrepancies were found and the results were later entered into the record during the board meeting.

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multiple sources of water going into the lake and the impracticality of how often testing of the water would be needed, they want everyone to know swimming is done at the swimmer's own risk.

The LC will monitor the progress throughout the year and hopefully report a major success in the fall. The LC will also make a recommendation in the fall as what the HOA should do next year.

Considerations for next year include: continue to use the natural approach, use aeration as mentioned in the last newsletter, use chemicals, a combination of these or nothing at all.

MOWING

Palatial Lawns will continue to be our primary vendor for mowing this year. Additionally, Frank Syracuse has offered to brush hog (mow) at his cost, the portion around the lake that is usually mowed once or twice per year by a secondary vendor. Please thank Frank.

KEEPING CURRENT

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

Secretary@walnutcreekestates.org



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