

Walnut Creek News

June 2013

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NEIGHBORHOOD DIRECTORY

Visit the Members Only section of the website. The directory was last updated in June 2013.

INSURANCE REVIEW

The board has been actively reviewing our insurance policy in regards to volunteer help. We want members to volunteer but we also want to make sure our HOA is protected against unforeseen expenses.

Here is what we found:

1. Our current general liability policy covers members for bodily harm they may cause to another member but does not cover bodily harm caused to themselves.
2. Typically a member's own insurance policy would cover medical expenses incurred as a result of bodily harm incurred while working on HOA grounds
3. If medical treatment is necessary, the medical provider asks many questions about the accident. Specifically, the how, when and where the injury was obtained.
4. If, the member reports the injury was obtained while working on the HOA grounds whether the member was paid or not, the member's medical policy carrier could seek damages from the HOA. (the member has no control over this)
5. The medical provider would find out that the HOA does not have coverage for medical damages inflicted upon oneself.
6. The medical provider could then sue for payment of expenses from individual members.
7. To receive payment the medical provider would have to prove negligence by the HOA. This would probably require the HOA to hire an attorney.

With that reported, is this scenario likely to happen? Is the HOA willing to risk this type of situation?

Is a separate policy such as workmen's compensation necessary? Does the cost of purchasing such a policy cost more than the value of the volunteer work performed?

NEXT BOARD MEETING

The next Board meeting will be held on Monday, July 8, 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).

KEEPING CURRENT

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

Secretary@walnutcreekestates.org

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 are currently in the preliminary stages of obtaining bids from trash collection companies. Five companies have been contacted. They include our current vendor Deffenbaugh, Waste Management, Gardner Disposal, Town & Country and L&K. Our current contract is set to expire in September.

WCE Secretary

25259 High Point Circle
Paola, KS 66071

Secretary@walnutcreekestates.org

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FINANCIAL REVIEW

We are currently operating within budget. To date we have spent \$5,586 on the lake which is budgeted for \$6,900.

LANDSCAPE 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.

The entry markers have been weeded, old dead bushes removed, remaining bushes trimmed, mulch added, and fence repaired.

LAKE IMPROVEMENTS

As we mentioned in the last newsletter, blue dye was added to the lake to prohibit photosynthesis and the growth of plants in our lake. Mother Nature decided to bless us with an abundance of rainfall which probably reduced the time the dye had to work.

Since then, tilapia were added to the lake on June 4th. They should continue to eat the algae and keep the lake plant growth under control. At least that is our goal.

During the heavy rainstorm on June 15 the cage that is attached to the overflow pipe was dislodged. The lake committee has already repaired it and things are back to normal. Thanks guys.

TRAIL COMMITTEE

We need to schedule a trail cleanup day. We will let everyone know the date so you can pitch in if you want to. Our goal will be to trim back overhanging branches, remove dangerous roots and hopefully place gravel in areas that remain muddy.



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