

Community Links & Numbers:

NEW HOME SALES CENTER PH: 816.331.0754

Creekmoor@ReeceNichols.com

CREEKMOOR MARKETING WEBSITE:

Creekmoor.com

CREEKMOOR PROPERTY OWNERS ASSOCIATION
1112 E 163rd St Raymore, MO 64083 (CLUBHOUSE)
PH: 816.331.2621
CREEKMOOR POA WEBSITE: CREEKMOORPOA.COM

Visit Creekmoor's POA website... You'll find
community bulletins, newsletter, club calendar &
upcoming social events.

Creekmoor New Homes Marketing

Linda Martin
Community Manager

Creekmoor Raymore, MO

Phone: 816.331.0754

Email: Creekmoor@ReeceNichols.com

Web: Creekmoor.com

***DISCLAIMER: THE INFORMATION PROVIDED IN THIS BROCHURE
IS SUBJECT TO CHANGE WITHOUT NOTICE

WELCOME TO CREEKMOOR



COMING INTO THE HOME STRETCH

LINDA MARTIN, COMMUNITY MANAGER



COMING INTO THE HOME STRETCH
Creekmoor Raymore, MO



ReeceNichols
A BERKSHIRE HATHAWAY AFFILIATE

REAL ESTATE
MORTGAGE
TITLE
INSURANCE

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CREEKMOOR EVENTS!

Creekmoor Happenings



The website offers useful home owner’s information (e.g.) newsletter, club calendar, social events, etc. The POA welcomes your feedback – so feel free to pass along your comments and suggestions!

Fun for the whole family! Past events include an Annual Garage sale, a Book Club, Ladies Luncheon, Bowling League, Bridge...just to name a few. Kids will enjoy the Easter Egg Hunt, Fishing Derby, Parent/Child Golf Tournament, Fourth of July Parade, Halloween Party, Cookies with Santa, SNAG Junior Golf Program & PGA Junior League Golf. Contact the Creekmoor Property Owners Association (POA) via website: www.creekmoorpoa.com or direct line: 816.331.2621

Pool & Exercise Access



NOTE: You will not be issued your card(s) nor will you have access to Creekmoor amenities until you have closed on your new home.

In order to use the pool and fitness center you will need an access card. A “Letter of Use” understanding/agreement will need to be signed. Prior to closing, you can call the Clubhouse @ 816.331.2621 to schedule a convenient time for your orientation and to pick up your access card(s).

POST-CLOSING CONT'D

Property Owners Association

You will want to schedule an orientation with the POA now that you are a Creekmoor homeowner. At that meeting you will receive information about the Club House, Pool and other amenities in addition you can provide information to be included in the homeowners directory.

The Creekmoor Property Owners Association (POA) will bill you directly for your POA dues. An invoice will be sent via US Mail annually by December 01, payable by the end of January. For questions, please call the POA directly. PH: 816.331.2621.

The Creekmoor POA will bill you annually. You will receive an invoice through the mail in December for your POA dues.

Trash Pickup & Recycling

Trash pick-up is Monday curbside by 7:00 am. Trash service also picks up on Holidays. Trash service is billed by the City of Raymore and is included in your monthly water/sewer statement.

Yard waste is unlimited and can be placed at the curb year round. It will be collected on a weekly basis. Yard waste must be placed in a biodegradable sack or limbs in bundles not to exceed 3' and 18" in diameter.

One bulky item at the curb the first trash day of the month for free.

CLOSING

Pre Closing Information

Approximately two weeks prior to your closing date we recommend that you contact your lender and/or title company in order to coordinate your closing time and place.

1. Your lender or title company will advise you of the final amount you are to bring to closing along.
2. Please obtain in advance of closing - name, phone number and driving directions for the location where your closing will take place.
3. You may also want to confirm what form of ID required by the closing title company (typically a driver's license) along with any other documentation that may be required e.g., copy of trust, etc.

Utility Transfer

UTILITY	COMPANY	PHONE	WEBSITE
Water	Water Department	816.331.5182	Raymore.com
Electricity:	KCP & L	816.471.5275	KCPL.com
Natural Gas:	Mo Gas Energy	816.756.5252	MissouriGasEnergy.com
Television:	AT&T	800.288.2020	ATT.com
	Comcast	816.795.1100	Comcast.com
	Google Fiber **Check availability		Fiber.Google.com
	DirectTV	866.810.7892	Directvdeal.com
	Dish Network	888.825.2557	Dish.com
Tel Providers:	AT&T	800.288.2020	ATT.com
	Comcast	816.795.1100	Comcast.com
	Google Fiber	866-777-7550	Fiber.Google.com
	Vonage	1.888.218.9015	phone.Vonage.com
Voter Reg:	Cass County Clerk	816.380.8102	Casscounty.com
Drivers Exam:	Mo Motor Vehicle	816.331.9400	dor.mo.gov

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PRE-CLOSING

A few items which are important to prepare in advance of closing on your new home.

Homeowner's Insurance will need to be investigated in advance of closing in order to provide a policy amount. Each lender has their own protocol - therefore it is recommended to check with your lender on the specific requirements.

Grinder Pump - Your contract documents may indicate your new home has a grinder pump - if so, it is important that you know you have read the information provided. We also recommend that you call the service company for detailed information on your system as the grinder pump is not serviced or warranted by your home builder.

Lack of Homeowner's Insurance can delay closing. Check with your lender for specific requirements.

Key Transfer

Each Seller has their own protocol for the transfer of the keys to your new home on the day of closing and/or after you have closed. Please call the Creekmoor Sales Office @816.331.0754 at least two weeks in advance of your closing with respect to your specific protocol. Typically, the closing company will need to confirm "proof of funding" prior to key transfer. Please note that possession of your new home does not occur immediately after signed the closing documents - you can expect a delay while the transaction/business is processed. Please do not arrange for deliveries and/or your moving van to arrive immediately after closing - check with your lender and/or title company for how much time they anticipate the closing and funding process will take.

POST-CLOSING

Post office & mail box key



The City of Raymore Post Office recommends that you change your address no earlier than 10 days prior to your close date. You may change your address in person or on-line.

The Post Office assigned to Creekmoor is located at: 329 N Madison St, Raymore, MO 64083, 816.331.2736



PATRON CARD: When you arrive at the Post Office ask for a Patron Card - a card indicating that you have arrived and are ready to receive mail and provides information so that your carrier knows that you have moved in and are now ready to receive your mail.

The Post Office will require Proof of Residency. Please provide a copy of your Real Estate Contract showing your name and address and/or part of your Closing Statement. You will also need a government issued picture ID - preferably a driver's license.

Mail Box Keys are issued in-person and after closing - with proof of Government issued picture ID. Once you have closed on your new home, you will need to take a copy of your Closing Statement or Real Estate Contract to the Raymore Post Office in order to pick up your key(s).

You can change your address on-line by visiting: www.usps.com and following the prompts. PH:1.800.ASK.USPS