

WELCOME TO CREEKMOOR



COMING INTO THE HOME STRETCH

LINDA MARTIN, COMMUNITY MANAGER



ReeceNichols

A BERKSHIRE HATHAWAY AFFILIATE

REAL ESTATE
MORTGAGE
TITLE
INSURANCE

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CLOSING

Pre Closing Information

Approximately two weeks prior to your closing date we recommend that you contact your lender 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 & if certified funds or wire transfer is required. If a wire transfer, you can request wiring instructions from your closing company.
2. Please obtain in advance of closing - name, phone number and driving directions for the location where your closing will take place. You will need to confirm who to make the closing check payable to and the amount.
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

PLEASE NOTE - BECAUSE CHANGES CAN OCCUR AT ANYTIME THIS LIST IS DEEMED RELIABLE - BUT NOT GUARANTEED

UTILITY	COMPANY	PHONE	WEBSITE
Electricity:	KCP & L	816.471.5275	KCPL.com
Natural Gas:	Mo Gas Energy	816.756.5252	MissouriGasEnergy.com
Television:	AT&T	1.800.288.2020	ATT.com
	Comcast	816.795.1100	Comcast.com
	Google Fiber	**Check availability	Fiber.Google.com
	DirecTV	1866.810.7892	Directvdeal.com
	Dish Network	888.825.2557	Dish.com
Tel Providers:	AT&T	1.800.288.2020	ATT.com
	Comcast	816.795.1100	Comcast.com
	Google Fiber	**Check availability	Coming Soon
	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	http://dor.mo.gov

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

POST-CLOSING CONT'D

Property Owners Association

You will be provided with a Creekmoor Directory at your initial Orientation along with a form to update your own information to be included in the directory.

The Creekmoor Property Owners Association (POA) will bill you directly for your POA dues. An invoice will be mailed annually by December 01, payable by the end of December. Payment options vary. Please call the POA directly @816.331.5182 for these options.

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 Wednesday, 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. The service includes recycling. Yard waste will be collected on a weekly basis between the months of May thru November. In December, March, and April yard waste will be picked up on the first and third Wednesday. Yard waste must be placed in a paper bag and placed curbside.

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: 816.331.5182.

Pool & Exercise Access



Please understand that you will not be issued your card(s) nor provided with the Orientation material until you have actually closed on the property.

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 #10 to schedule a convenient time for your orientation and to pick up your access card(s).

Community Links & Numbers:

NEW HOMES: 816.331.0754
Creekmoor@ReeceNichols.com
CREEKMOOR WEBSITE:
Creekmoor.com

CREEKMOOR CLUBHOUSE &
PROPERTY OWNERS ASSOCIATION:
1112 E 163rd St Raymore, MO 64083
Phone: 816.331.2621
WEBSITE: CREEKMOORPOA.COM

Visit Creekmoor's POA website...

- You'll find community bulletins, newsletter, club calendar & upcoming social events.

Creekmoor New Homes Marketing

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Community Manager

Creekmoor Raymore, MO

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