

WESTWOOD PARK HOMES ASSOCIATION  
Minutes of the April 22nd, 2008 Annual Meeting

Board Members Present

The 86th Annual WPHA meeting took place at Pembroke Hill's cafeteria. Present were Lindsay Wood, Kirby Upjohn, Ann Nixon, Gary Whitmer and Ann Schleihs. Minutes: Ann Schleihs.

Dessert and Socializing

The meeting promptly began at 7:00pm. About 45 neighbors attended. Plenty of desserts, tea and coffee were provided, compliments of Pembroke.

BOARD PRESIDENT INTRODUCTION - LINDSAY WOOD

- Opening comments made by our board president, Lindsay Wood. Everyone was welcomed to the evening meeting.

APPROVAL OF 2007 MINUTES

- Monthly board meeting minutes are available online at [www.haccd.org](http://www.haccd.org), along with the Westwood Park board roster, newsletter, bylaws and treasurer's report. Information regarding the Homes Association of the Country Club District (HACCD) and any of the other 46 homes associations can be found on that website.

TREASURES REPORT - KIRBY UPJOHN

- A treasurer's report handout detailed expenditures for the year. Some noteworthy items: the fountain and islands maintenance at nearly \$9,000, the annual picnic net loss of \$400, and postage at \$1,200.  
- Largest revenue collection is for other services on the annual bill, which is the \$60 voluntary fee. Base assessments, social activities, and interest on the account bring in additional income.  
- Separate documentation has been established for security. The private security service began last summer. Over \$11,700 was spent on the new service just last year. Billing for security is currently biannual.

ELECTION OF DIRECTORS - LINDSAY WOOD

- Ann Nixon and Ann Schleihs will remain on the board for another three-year term.  
- Congratulations to our new board members: Aryn Roth, Lorrie Keefer and Matthew Stevens. Welcome, the board is pleased to have you!

WESTWOOD PARK IMPROVEMENTS PLAN - JIMMI LOSSING

- Jimmi Lossing, a landscape architect from the KC Parks & Recreation Department, was our designated park revitalization person when the master plan was designed two years ago. She has been assigned to other projects but was kind enough to join our meeting to give us an update.  
- An outside consultant was hired for the Westwood Park renovation. Soon the consultants will begin analyzing the project with an expected ground breaking this fall, hopefully by October.

- The Southwest shelter will be the first improvement, followed by the Northeast shelter, a gazebo near the playground and demolition of the existing old shelter. The land will also be regraded making way for a new 1/3 mile looped concrete path. A fire pit is expected to be installed at the top of the sledding hill. PIAC funds were approved a couple years ago.
- Two park issues are still unresolved: making the park a designated city dog park and whether the baseball diamond should remain.

#### MOVIE IN THE PARK - LINDSAY WOOD

- Some summer evening the board will host Movie in the Park in Westwood Park. Kirby has contacted a company that provides the large inflatable screen, projector and movie.
- The rental cost is very reasonable. The board can charge for concessions to offset the expense.
- Jimmi recommends contacting Heidi Downer, marketing director of KC Parks & Recreation.

#### NEIGHBORHOOD BEAUTIFICATION - ANN NIXON

- All the stone markers have been installed, an effort began by Ann Nixon nearly ten years ago. Three were completed in the past year. The entrance ways to the neighborhood are graced by these elegant stone markers.
- The fountain is working and annual flowers will be added to the islands. Kudos to Ann Nixon, Susan Hard, Martha Nagley and all the neighbors who help with maintaining the plantings and islands throughout the year. Thanks to Susan for the lights decorating the fountain each holiday.
- Homeowners throughout the neighborhood have made some wonderful improvements to their properties. The Home of the Month sign gets placed in the yards of these proud homeowners. Lindsay thanked the neighbors on behalf of the board for keeping up appearances in the Westwood Park neighborhood.
- Ann Nixon gave a brief real estate update on how houses are selling. Despite it currently being a buyer's market, the real estate situation is all over the board. Some houses are selling fast and others sit for months, usually due to high pricing. Appraisals have even come in lower than the selling price.

#### WSC SECURITY SERVICES - TIM WELSH

- In response to last year's annual meeting discussion about crime, Lindsay and Kirby looked into private security and decided on hiring WSC Security. The service began last July. The owner, a former police officer, Tim Welsh addressed the group.
- WSC provides 20 random hours of service per week with most patrol being on Thursday, Friday and Saturday. WSC's phone number 913-660-0454 is answered 24 hours. If a security person is not on duty, Tim will immediately send someone or arrive himself. Any services on off hours is not an additional charge.

- If requested, WSC will check properties by walking the premises and checking for forced entry. A great service for homeowners who are on vacation.
- Most cars are white with WSC on the side, other cars are blue resembling the KCPD vehicles. Typically two security people ride together.
- Tim highly recommends having lights on the house to deter criminals. Signs like "we call police" could be installed in the neighborhood. Also, homeowners should keep an eye out for their neighbors.
- Security workers keep a watchful eye for anyone suspicious and direct them out of the neighborhood. Requests are only taken within the boundaries of Westwood Park Homes Association. A house across the street, outside of WPHA will not be attended to.
- The neighborhood is still under Central Patrol Division, not Metro. As a result of poor KCPD coverage, and learning more about the benefits of WSC, the board and the neighbors in attendance felt the security service was of value.

#### SECURITY REVENUE - LINDSAY WOOD

- Currently only 45% of the homeowners are paying for the security service. The issue is how to get apathetic homeowners to pay their fair share.
- A crime comparison between this year and last is not available. Central patrol does not break down the crime report by neighborhood. Crime seems to have gone down since the private security service began last summer.
- The consensus is to 1.) continue the WSC security services and 2.) campaign to increase participation and sell neighbors on the value.
- Campaign suggestions were: to provide a detailed letter of WSC services as mentioned in this meeting, people want to know specific benefits, provide a crime report in the letter/newsletter, tell people more at Movie in the Park night, hang "we call police signs" with the phone number, provide a report of what hours the security patrols each week, have actual incidents and quotes from neighbors, etc. People want to better understand the security service. They need to know what a great service it really is.

#### NEW BUSINESS

- Parking is a neighborhood issue when Pembroke is hosting a big event. The board has been in discussions with the school.
- Call the city's Action Helpline at 311 for non-emergency city issues. It's open 7 days a week, also available online.
- New board member, Aryn Roth, is also on the Dog Park Task Force.
- A neighbor asked about how to address a noisy dog. HACCD will send out a letter mentioning an anonymous complaint.

#### MEETING CLOSE

- Lindsay concluded the meeting and thanked those who attended. Watch future newsletters for more neighborhood information. The board looks forward to seeing the neighbors at next year's annual meeting!

#### NEXT MEETING

- Next monthly board meeting will be Thursday, May 15 at 6:30pm at The Mixx.
- Tentative future meeting dates: June 12, July 10, August 14, September 11, October 9, November 13, December 18. Meeting time is 6:30pm. Location typically is at The Mixx unless a board member wants to host a meeting. Meetings will generally be on the second Thursday of the month, but are subject to change or cancellation.

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