

August, 2005



SUMMER NEWSLETTER

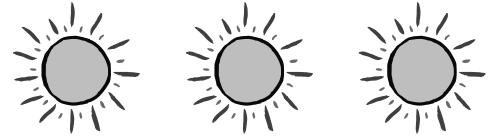
# Country Club Homes Association

## Fall Rendezvous

The Fall Rendezvous will be held this year on Saturday, October 1 from 4:00—6:00 p.m. The event will be in the 5900 block of Pennsylvania Ave. Come join your friends and neighbors for an afternoon of fun, good food, and good times. As in past years, there will be activities for the kids, great barbeque, and drinks. The Kansas City Fire Department (subject to availability) will have a fire truck here for the first part of the party and the Kansas City Police Department will also be on hand. The Homes Association will provide the meat, baked beans, coleslaw, bread, plates and forks. If your house number is an even number, we ask you to please bring a dessert. If your house number is an odd number, we ask you to please bring a side dish.

There are several items to vote on this year, election of board members, approval of a mil levy increase and to approve the use of previously collected snow removal funds for snow removal this year. There is NO new snow removal assessment. Because of the mil levy increase, you must attend the annual meeting to vote. One vote per household. More details about the mil levy increase is in Board News.

Great Food and Fun! Don't miss it! The Fall Rendezvous on Saturday, October 1 from 4:00—6:00 p.m. 5900 Pennsylvania Ave.



## Board News

### MIL Levy Increase

The Board has been notified by the Homes Association of the Country Club District (HACCD), the umbrella organization for our homes association, will be increasing their administrative costs that are assessed to the 40 homes associations of HACCD in 2006. Previous assessment increases from HACCD have not been passed on to the homeowners by the CCHA board. However, with this increase and postage increasing next year, the Homes Association can no longer cover these increased costs and still maintain a balanced budget. At the annual meeting on Saturday, October 1, you will be asked to approve a .25 mil levy increase.

Depending on the front footage of your lot, the increase would be \$1.75 to \$2.75 per year. Our Homes Association

already enjoys some of the lowest annual assessments in all of the HACCD associations since we do not have any public ground to maintain (islands, fountains, parks, etc.). Please vote yes on October 1. *(Continued on page 2.)*

### Welcome New Neighbors

Michael & Jamie Kleffner  
628 W. 60th Terrace

Dennis N. Branstiter  
609 W. 59th Terrace

Jewett Ferguson  
428 W. 58th Terrace

Megan Samples  
440 W. 59th Street



# Block Captain and Board Member Information

Volunteers needed - see below for details.

Street - Block	Block Captain	Phone	Title	Name	Address	Phone
57th Street - 400	Norma Spear	333-0692	President	Lloyd Black	624 W. 58th Terrace	510-1715
57th Street - 600	Amy Rose	444-5839				
57th Terrace - 400	John & Shawn Keller	333-2685	Secretary	Peg Horner	647 W. 59th Street	309-2794
57th Terrace - 600	Jan Stacy	523-3851	Treasurer	Nancy Reicher	401 W. 58th Terrace	333-3876
58th Street - 400	Jim & Janet Bereolos	444-1222	Welcome Program	Mary Hutchison	427 W. 58th Terrace	523-8363
58th Street - 600	Amy Foley	333-6988	Newsletter	Frank Hogg	5900 Pennsylvania	444-4291
58th Terrace - 400	Janet Ferrett	523-8892	At-Large	Zoe Warmoth	436 W. 61st Street	523-0844
58th Terrace - 600	Philip Watkins	333-8853	At-Large	<b>Help Wanted</b>		
59th Street - 400	<b>Help Wanted</b>					
59th Street - 600	Peg Horner	309-2794	Non-Voting			
59th Terrace - 400	Lee Ann Perkins	523-5270	Block Coordinator	<b>Help Wanted</b>		
59th Terrace - 600	Betty Mantz	444-8313				
Huntington - 400	Beth Grace	444-0926	We would like to thank our Block Captain volunteers for their commitment. Please contact your Block Captain with any input you may have. They would appreciate your help with annual social events, so give them a call or stop by and visit with them. <b>If your block is in need of a Block Captain and you would like to volunteer, contact any Block Captain or Board Member.</b>			
Huntington - 600	Catherine McCalla	361-4543				
60th Terrace - 400	Janet Blauvelt	361-9624				
60th Terrace - 600	Leslie Eden & Carl VanSant	926-0041				
61st Street - 400	Zoe Warmoth	523-0844				
61st Street - 600	<b>Help Wanted</b>					

## Board News Continued from Page 1

### Delinquencies on Dues

Twelve property owners have not paid their homes association dues. These were due in January of this year. Liens are placed on properties with delinquent dues. To clear the title of the property, you must pay the past due amount plus the lien filing fees. Property owners past due are: 429 W. 57th St., 421 W. 58th St., 613 W. 58th St., 417 W. 59 St., 401 W. 59th Terr., 416 W. 59th Terr., 440 W. 59th Terr., 642 W. 59th Terr., 418 W. 60th Terr., 427 W. 60th Terr., 432 W. 61st St., 640, W. 61st. St. Property owners with delinquent dues will not be able to receive a clear title to sell their home or to refinance

until all past due homes association dues plus the lien filing fees are paid.

### Snow Removal

There are still funds from previously collected special assessments for snow removal. With minimal snow the past couple of years, these funds are still earmarked for snow removal. However, each year association members must vote to use these funds. Special assessments can only be used for the purpose that they were collected.

### Board Members Needed

At the annual meeting on October

1, you will also be voting on the election of several board members. To be a board member, you must be a member in good standing in the association. This includes paid-up dues, and no unresolved complaints against the property. If you are interested, contact any current board member so that you can be included on the ballot.

### Complaints Received

Dogs again rise to the top of the complaint list. This includes barking dogs and inconsiderate humans who do not clean up after their dogs. Please be responsible and respectful pet owners.

# Services Directory

Contact Frank Hogg at 444-4291 to have your business or service listed.

Mike Clifford 816-836-1040  
*Clifford Tax Service*

Tax returns preparation and accounting for individuals and corporations.

Stephen Ferrante 816-507-9288  
*Ferrante & Associates*

Design, build, restoration, painting, handyman. Many Brookside references. (4-04)

Zoe Rhame Warmoth 816-523-0844  
*Art lessons for age 10 and up.*

Individualized instruction. Given by Kansas City Art Institute teaching assistant and portrait artist.

Heidi Schamberger 816-582-9821  
*www.k9closet.com*

Style and comfort for the savvy pet. Everything for the upscale pet.

Harry Baldwin 816-333-2678

*Harry's Hardwood*

Lay, replace, refinish hardwood floors.



Larry Murphy 816-822-0379  
*Murphy's Lawn and Landscaping*

Call a neighbor for your mowing, lawn care, clean up, gutters, trimming, decks, fences, walls, boxes.

Cynthia Black 816-444-5352  
*HomeStaging by Cynthia, Inc.*

staging@swbell.net

Home Staging services since 1999. Contact me for the names of Realtors who pay for staging as part of their listing services. Staying put? Get a new look using what you already own, just like you see on HGTV!

Julie Ball MA, LCSW, ATR-BC

816-820-6483

*Brookside Healing Arts Center*

julieballatr@aol.com

Counselor and Art Therapist with 24 years experience working with children, teens and adults. Call or email for detailed descriptions, schedules, and inquiries. Confidential free initial consultations available for group or individual

Mary Hutchison 816-510-1262  
*Prudential Kansas City Realty*

Thinking of buying or selling your home? I can help! Longtime Brookside resident and Homes Association Board Member.

Tammi Liebsch 816-935-1025  
*Housecleaning*

Dependable, trustworthy, wife of a police officer, and stay at home mom. Looking for houses to clean weekly or bi-weekly. Call for free estimate. (4-04)

Lloyd and Cynthia Black 816-853-5355  
*www.classifieds-kc.com*

Local ads for individuals, shops, hotels businesses and groups. Avoid shipping and handling, pick up your purchase!

Robert Hawkins 816-786-2288  
rhawkins16@juno.com

*Driveways, Decks, Interior and Exterior Painting*

Maintain your asphalt driveway or outdoor wooden deck with season sealing or staining. Interior and exterior painting. Call for an estimate. (1-05)

(Effective May 2004 Ad rates are \$50 and will appear in 4 issues.) Service ads are free to association members.

## Neighborhood Potpourri

### Misdelivered Mail

Ever receive a piece of mail that was not yours? Mistakes happen but they can be easily remedied. If the address is nearby, enjoy a nice walk in the neighborhood and deliver it to the correct address. You can write on the envelope, "try again" or just drop the envelope back in the mail to be redelivered. Writing "Not at this Address" returns the item to the sender and could cause further complications for the addressee.

### HACCD Covenants

You may have read about some restrictive covenants in some

HACCD associations. These covenants were ruled unenforceable in the 1940s and illegal in the 1960s. However, removing the language from the deed documents was complex and costly.

Under the provisions of a new law that went into effect July 12, 2005, the offensive covenants can be voted out of existence by a simple majority vote of the association's board of directors. Then actually removing the language involves filing legal documents and in some cases, multiple documents with the county.

John Sheets, HACCD Executive

Director, is working with an attorney to prepare the appropriate documents for the Missouri associations that are legally required to make these changes by the end of the year.

Iron-clad covenants create a strong network of homes associations and even today protect the residential character and charm of our neighborhoods. Any racist language in CCHA's deed covenants will be removed by the end of the year.

### Bulky Item Pick-Up Reminder

The next date for our neighborhood is September 29.

Country Club Homes Association  
C/O Homes Association of the Country Club District  
222 W. Gregory, Suite 201  
Kansas City, Missouri 64114  
www.haccd.org

**Fall Rendezvous**  
**October 1, 4 - 6 pm**  
**5900 Pennsylvania**

**FALL RENDEZVOUS BLOCK PARTY and  
ANNUAL MEETING for C.C.H.A.**

Saturday, October 1  
4:00 - 6:00 p.m.

5900 block of Pennsylvania Avenue

**DON'T MISS  
THE BLOCK PARTY  
OF THE YEAR!  
"BLOCK" THIS DATE  
ON YOUR  
CALENDARS NOW!!!**



**FOOD - FUN - GAMES  
BARBEQUE - DRINKS  
VISITS BY THE  
KC FIRE DEPARTMENT  
KC POLICE DEPARTMENT**