

WELCOME TO THE NEIGHBORHOOD:

Fred & Erin Dreiling
1025 West 64th Terrace

Adam Tritsch
820 West 61st Terrace

Brian & Alexandra Fees
6035 Bellevue

Michael & Lynn Masterson
6016 Bellevue

Johnathan & Meredith Sternberg
800 West 61st Terrace

(MOVED WITHIN THE NEIGHBORHOOD)
David Cross & Mary Malaban
1001 West 57th Street

Christine Partmanian
814 Greenway Terrace

Caitlin & Kevin Murray
804 West 63rd Street

Christopher & Charlotte Black
1001 West 58th Terrace

CCDHA BOARD OF DIRECTORS

Cyrus Hund, President
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Christopher Mitchell, Vice Pres.
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Brad Beets, Secretary
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Whit Zweifel, Director
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Beverly Elving, Director
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COUNTRY CLUB DISTRICT HOMES ASSOCIATION

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COUNTRY CLUB DISTRICT

HOMES ASSOCIATION NEWSLETTER

SUMMER 2022

WE HOPE TO SEE YOU AT THE

“END OF SUMMER SOCIAL”

SUNDAY, AUGUST 21, 2022 • 5PM - 8PM • “ROOSTER ISLAND”

AT THE FOUNTAIN ON BELLEVUE BETWEEN HUNTINGTON & W 60TH TERRACE.

Bring the Entire Family • Visit with old and New Neighbors • Bouncy House
Food and Drink Provided. • Hot Dogs & Chips • Snow cones • Beer, Wine, Water
A side dish, salad, or dessert to share would be most welcome. • Please RSVP to info.ccdha@gmail.com

NOTES FROM THE PRESIDENT: Cyrus Hund

Dear Fellow Neighbors,

Although the world continues in its usual dynamic of crisis, conflict, solution (and sometimes improvement?), business and life in the Country Club District has been pretty smooth...with one exception. Below, I offer my explanation of an issue that arose in 2020 that was a priority of our board through 2021.

Update on Racially Restrictive Covenants:

As you may have read, the Missouri Attorney General's Office in 2020 filed suit against two homes associations regarding racially restrictive language contained in the associations' deed restrictions. To my knowledge, these restrictions were created by the original developers of our neighborhoods and date back to the early 1900s. Our district's deed restrictions are similar to those of the other home associations who were contacted by the AG. The deeds contain some very odd and outdated things, including restrictions based on race and religion. Although our association was not contacted by the AG's office, our board determined we should formally remove restrictions based on race and religion.

A review of our deed restrictions showed the CCDHA Board of Directors made an effort to remove some restrictions almost two decades ago. The board repealed the racially restrictive covenants pursuant to a statute passed by the Missouri Legislature in 2005. However, we learned that the action taken in 2005 was not sufficient, as a document needed to be filed with the Jackson County Recorder of Deeds to record the removal of the restrictions from the County's land records. We engaged legal counsel to draft a deed amendment for our association and make the necessary filings. To produce a valid document, our counsel, Rod Hoffman of Martin Pringle, researched the group of plats in our district to create an exhibit for the filing that legally identifies all the properties within our borders. We thank Mr. Hoffman for his effective and efficient work. Earlier this year, our board approved the amendment. The filing removing restrictive covenants based on race or religion in our district is now on file with the County's recorder of deeds. If you have any questions, please feel free to reach out to me.

The board is looking forward to visiting with you all at the return of our annual social event (August 22nd) and welcome a hybrid-style (i.e. online/ in-person) annual meeting in September to deliver a full report on our activities. Please feel free to reach out to me or any other board member if we can be of service—or perhaps you would like to be of service by volunteering?

See you soon and take care,

Cyrus

ANNUAL 4TH OF JULY PARADE!

Once again, another Fourth of July parade didn't disappoint. Not limited to the Homes Association of the Country Club District, neighboring HOA's give the parade a real neighborhood feel with the band and the many residents who take the time to decorate their vehicles and themselves.



A well received ensemble on flagpole island!



Sofia Santizo of 59th Street.



John-John Anderson and his mom.



Ryan Townsend of Ward Parkway with his daughters, Eve and Gwen.

NEW TO THE NEIGHBORHOOD!



New homeowners Alex & Brian Fees with their children Emerson & Nora.

We chose this neighborhood because we love its proximity to Loose Park and the Brookside shops. We are moving from another Brookside home about 10 blocks south and routinely take strolls to the Brookside farmers market on Saturday mornings, so we are glad to continue that tradition.

We have always been drawn to the unique historic homes in Brookside, but are particularly fond of the magical canopy of trees and island fountain on Belleview Avenue. The evening prior to the house being listed, we were driving home from Loose Park on Belleview Ave, and were commenting on the street's charm only seconds before seeing the for sale sign in the yard. The house hit the market the next day, and we knew it was meant to be.

The things that initially drew us to the Belleview home were the front porch and large lot. The lot will allow us to put on an addition on to the house. We have 2 toddlers (Emerson, 3, Nora, 1) and a big yellow lab (Wallace), so a large lot was a big plus to support our growing family. We had also recently designed and renovated our kitchen, so we were keen on a home that could use some improvements. We will be moving in this summer when Phase 1 of the project (existing house) is complete, and Phase 2 (the addition) will be completed in the months that follow.

We are very excited to be making this our home, joining the neighborhood, and are looking forward to getting to know everyone.

Please contact Kitzi Dingley (kathryndingley@icloud.com) if you would like to contribute a story to the newsletter.

THANK YOU!

If you see CCDHA board member Bev Elving out planting, watering or following through with the many duties that island beautification entails, be sure to thank her for her efforts in making our neighborhood one in which we can all be proud! She and her husband Erik put loads of time and effort into this place we call home.

