

Country Club Homes Association

AUGUST 2007 NEWSLETTER

contents

Bulk Trash Pick-Up
page 2

South KC Clean-Up
page 2

New Neighbors page 2

Association Dues Notice
page 2

Block Captain Address Roster page 2

Crime Prevention Tips
page 3

Services Directory page 3

Useful Numbers page 4

Proxy Ballot page 4

Coming up at the Fall Rendezvous

During this coming Fall Rendezvous, there will be a vote for an assessment for snow removal. This will be a \$15 per household assessment. The last time we had an assessment for snow removal was more than four years ago (thanks to fairly mild winters), but the fund is now very low.

Help Wanted

We currently need four block captains. Please consider volunteering to help your neighborhood. See the listing on Page 2 to see if your block is covered.

Fall Rendezvous

THE FALL RENDEZVOUS WILL BE held this year on **Sunday, September 30 from 9.00 – 11.30 a.m.** Please note this is a morning meeting, a change from earlier years. The event will be in the 5900 block of Pennsylvania Ave. Come join your friends & neighbors for a morning of fun, good food & good times. This year, **Chris Cakes** will be serving up their famous pancakes, so don't miss out on a terrific breakfast. Coffee, juice & bottled water will also be provided.

The Kansas City Fire Department will have a fire truck here (subject to availability) for the first part of the party & the Kansas City Police Department will also be on hand.

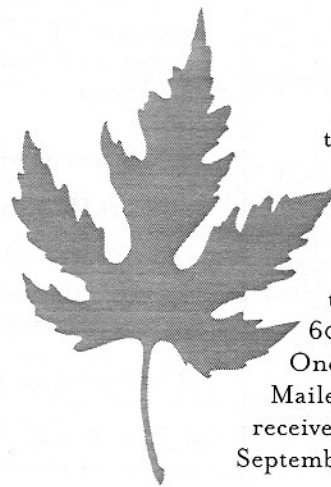
There is an item to vote on this year. A snow removal assessment of \$15.00 per household.

Dogs: The #1 Complaint to the Board

The most frequent complaint received by board members is regarding dogs – either barking dogs, the lack of courtesy in cleaning up after your dog, or dogs running loose. Dog owners, please be respectful of your neighbors by not allowing your dog to bark excessively or late at night, run loose, and by scooping your dog's doody from a neighbor's lawn. Neighbors, please talk to your neighbor about their dog. They might not realize that their dog is barking & causing a disturbance. Frequent & cordial conversations with your neighbor will keep problems from arising. We encourage neighbors to resolve the dispute themselves. If after talking with your neighbor the problem still persists, please contact a board member.

Kansas City Ordinance 980059, Section 14-30 describes excessive animal noise "which is so loud & continuous or untimely as to disturb a neighbor... which is within 100 yards of the property on which the animal is kept..."

Kansas City Ordinance 65201, Section 14-19 states, "It shall be unlawful for the



If you are unable to attend the Fall Rendezvous, you may mail the Proxy Ballot on the back page of this newsletter to Nancy Reicher, 601 West 58th Terrace. One vote per household. Mailed ballots must be received by Friday, September 28th, 2007.

Finally, we need to get new people on the Homes Association board, so please consider helping out. Talk to a current board member.

So come by the Fall Rendezvous & start the day off with a great breakfast and great neighbors. Again, it's Sunday, September 30, from 9.00 – 11.30 a.m. ☺

person in control of a dog, cat or other animal... to deposit manure on a public property or on the private property of another person." It's simple to carry a baggy, newspaper bag, or other plastic bag to clean up after your dog. And don't litter by leaving the bag behind. Take it home with you & dispose of it in your trash.

Kansas City Ordinance 990686, Section 14-33 states, "It shall be unlawful for a person owning, keeping or harboring any dog or cat to permit, suffer or allow the dog or cat to run at-large within the city."

Man's best friend can become neighbor's worst nightmare.

Respect & courtesy build wonderful neighborhoods. Whether it is dogs, cats, home maintenance, trash disposal

or yard upkeep, high standards mean a better neighborhood for everyone. ☺



Bulky Item Pick-up

Bulky item pick-up in our neighborhood is done on the 29th day of odd months, that is January, March, May, July, September and November. You may place your items away from overhead lines & trees anytime after 3.00 p.m. on the day before the pick-up, but before 7.00 a.m. on the day of the pick-up. Because different trucks pick up metal, refrigerants, etc., your pick up will be made within three days of the date. If the 29th falls on a holiday or weekend, the pick-up begins with the first business day following the 29th.

Next Bulk Trash Pick up is October 1.

A Welcome to our new neighbors!

David & Rose Bernstein
444 West 58 Street

Fredrick Newman & Sharon Grosshart
401 Huntington

Sean & Jacqueline Maher
417 West 59 Street

Jonas & Leslie Brock
428 West 58 Terrace

David & Amy Rose
637 West 57 Street

Jean & Lynn Rundle
435 West 61st Street

South KC Clean-Up

The Country Club Homes Association is a co-sponsor in the third annual South Kansas City Clean-Up. The event September 8, Saturday, creates a full household & hazardous waste recycling site at Hale Cook School at 73rd & Pennsylvania. The site is open from 8.00 a.m. until 11.00 a.m.

Association Dues

Your prompt payment of the association dues is appreciated. The budget is based on the number of properties and the amount of dues paid.

The following properties have not paid their dues. Delinquencies are subject to interest and liens placed on the property. Support your homes association, pay your dues today!

Delinquent as of August 9, 2007

- 421 Huntington
- 616 West 58th Terrace



- 416 West 59th Terrace
- 440 West 59th Terrace
- 418 West 60th Terrace
- 423 West 60th Terrace
- 404 West 61st Street

Properties with dues in excess of \$100 in arrears are subject to an additional \$100 fine.

Before you can sell or refinance your property, all past association dues, interest and liens *must* be paid before a clear title can be given to the property. ☞

BLOCK CAPTAIN ADDRESS ROSTER

Street - Block Block Captain # of Homes Phone

57th Street - 400	Norma Spear	6	333-0692
57th Street - 600	HELP WANTED	6	
57th Terrace - 400	John & Shawn Keller	11	333-2685
57th Terrace - 600	Jan Stacy	12	523-3851
58th Street - 400	Jim & Janet Bereolos	12	444-1222
58th Street - 600	Amy Foley	12	333-6988
58th Terrace - 400	Stephanie McHugh	21	523-7250
58th Terrace - 600	Phil Watkins	21	333-8853
59th Street - 400	Teresa Olsen	22	523-1362
59th Street - 600	HELP WANTED	22	
59th Terrace - 400	Lee Ann Perkins	22	523-5270
59th Terrace - 600	Betty Mantz	24	213-0848
Huntington - 400	HELP WANTED	20	
Huntington - 600	Catherine McCalla	22	361-4543
60th Terrace - 400	Janet Blauvelt	20	361-9624
60th Terrace - 600	Leslie Eden & Carl VanSant	18	926-0041
61st Street - 400	Zoe Warmoth	10	523-0844
61st Street - 600	HELP WANTED	10	

COUNTRY CLUB HOMES ASSOCIATION BOARD MEMBERS

647 West 59th Street.	Peg Horner, President	822-1695
436 West 61st Street	Zoe Warmoth, Vice-President	523-0844
621 West 58th Terr.	Catherine Forbes, Secretary	333-8853
401 West 58th Terr.	Nancy Reicher, Treasurer	333-3876
621 West 58th Terr.	Phil Watkins, Newsletter	333-8853

4 Crime Prevention Tips for Homeowners

1. Stop A Burglar: Lock Up When You Spruce Up

About one out of five burglaries is through unlocked doors or windows. Stop these thefts. Lock up while you spruce up!

If you're out working in your garden this Fall, make sure you keep your doors locked. Carry a key with you & lock your front door & your back door. Some criminals specialize in stealing from homes when people are outside doing yard work.

When you finish with that yard work, remember to clean up & lock up behind you. When you put your rake & other tools in the garage or basement, don't forget to lock the doors. An open door is an invitation to a thief. Deny criminals the opportunity to steal by securing your home & property.

And finally, if you do see anyone suspicious lurking around your neighborhood, dial 911, and let the police know. An officer can cruise through the area to check things out, and you don't need to provide your name: the call can remain confidential.

2. Keep that Garage Closed

Remember to lock your garage & sheds. Officials say the best deterrent to keep thieves from stealing your property is a lock & key. Don't assume you are safe from these unwanted people just because you are at home.

Oftentimes, burglars watch & wait to see where you are and what you are doing. Garages are often left open & unattended as we do yard work or other outdoor activities. The thief is counting on us to become lax in our security.

To avoid losing valuables, remember to close & lock doors to your garage & home. This is especially true if you are in the front yard & the storage area is in the back. It takes almost no time for a thief to come and go with your property.

Take the time to reacquaint yourself with your old neighbors & meet the new ones. Why not suggest a block watch to protect and look out for one another's property. Let your neighbors know when a suspicious person has

been spotted in your area. Neighbors working together for each other's well-being are the foundation for a happy community.

Make life difficult for a burglar, use locks and keys to protect your property. If you see a suspicious person or notice an unusual situation around your house or that of a neighbor, call 911.

3. Keep Patio Doors Locked

This time of year we all like to let the fresh air into our homes. And as the cooler Fall months approach we need to remember some safety tips to avoid those perennial pests: burglars. Here are a few recommendations:

Never leave a patio door unlocked while away from home. Security experts recommend a security bar placed between the sliding door and the doorjamb. These bars are often referred to as "Charlie bars." Don't assume that the latch on the door is secure enough to ward off a thief. Lock the door at night as well to keep out unwanted guests.

Always lock windows on the first floor or ground floor. This applies even if there is an enclosed or screened-in porch. It takes so little time and effort to cut through screen mesh and gain access to a home.

Always secure windows and doors in the basement. It can be easy to forget about this area of the house.

4. Got A Bike? Engrave It

Bike riding seems to be more popular than ever. But if your bike is stolen, hiking will be more your speed.

All bike owners should engrave their bikes. It's very simple & quick to do. Officers say using the ID numbers from a driver's license is the best way to mark your bike. Never use a social security number as an ID number.

Another suggestion from officers is when storing a bike in a garage, lock & attach it to a lawnmower or other heavy or bulky equipment. Thieves *do* break into garages. Attaching a bike to a piece of heavy equipment makes it more difficult to just walk or ride away from the area.

Services Directory

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.

Heidi Schamberger - 816-582-9821

www.k9closet.com

Style, comfort and everything savvy for the upscale pet.

Harry Baldwin - 816-333-2678

Harry's Hardwood

Lay, replace, finish hardwood floors.

Larry Murphy - 816-822-0379

Murphy's Lawn & Landscaping

Mowing, lawn care, clean-up, gutters, decks, fences, walls, planter boxes.

Cynthia Black - 816-444-5352

HomeStaging By Cynthia, Inc.

Over 2,500 homes staged to sell since 1999. www.HomeStagingByC.com

Julie Ball - 816-820-6483

Brookside Healing Arts Center

Counselor & Art Therapist. 24 years experience working with children & adults.

Tammi Liebsch - 816-935-1025

House Cleaning

Stay-at-home mom & wife of a police officer can help you find more free time.

Robert Hawkins - 816-786-2288

Driveways, Decks & Painting

Seal asphalt drives & wooden decks. Interior & exterior painting. Free estimates.

Useful Numbers:



Action Center 816-513-1313
for City Services

Abandoned Vehicles 816-784-4080
for getting a vehicle towed away

Animal Control 816-513-9800
to report abuse, dogs running loose,
dogs with menacing behavior

Fire Safety 816-513-9100
for non-emergency fire-related
information

Gas Leak 800-582-0000
evacuate first, then call for help
outside of the building

Home Weatherization 816-513-3025
how a little bit of work can yield great
savings on your energy bill

Illegal Dumping 816-513-9000
contacts an investigator at the
Neighborhood Preservation Division

Police Non-Emergency 816-234-5111
for information or questions not
requiring an immediate response

Potholes 816-513-1313
same number as the Action Center

Power Line Down 888-544-4852
never approach a downed power line
yourself, even if it's on your vehicle or property

Power Outage 888-544-4852
report outages, flickering lights or
other damage-related problems

Waste Management 816-513-1313
- bulky item pick-up
- waste tire drop-off
- leaves & brush
- residential trash collection
- weekly curbside recycling

Water Main Break 816-513-0209
call for repairs outside of your home

Proxy Ballot

If you are not able to attend the Fall Meeting on Sunday, September 30, you may vote by proxy, either by mail or deliver to Nancy Reicher, 401 West 58th Terrace by Friday September 28, 2007. One vote per household.

Snow Removal (\$15 per household)

For

Against