

Country Club Homes Association

MAY 2007 NEWSLETTER

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Help Wanted

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

Coming up at the Fall Rendezvous

During the upcoming Fall Rendezvous, there will be a vote for an assessment for snow removal. This will likely be a \$12 per household assessment. The last time we had an assessment for snow removal was over four years ago (thanks to fairly mild winters), but the fund is now very low.

Neighborhood Garage Sale: Saturday, June 2

MAKE PLANS NOW to be part of the Neighborhood Garage Sale on Saturday, June 8, beginning at 9.00 a.m. Gather up the family, go through the basement, the garage, your closets and turn yesterday's treasures into today's cash! Signs will be placed in the neighborhood and the sale advertised in the newspaper.

Some tips for a successful garage sale:

- You can set-up your goods in your garage, in your driveway, or yard. Just make sure it is visible to passers-by.
- Make sure all your goods are priced.
- Group like merchandise together, for example, all kitchenware, all children's clothes.



- Set reasonable prices and be prepared to negotiate. Decide a time to put "everything must go" prices into effect.
- Don't have enough to do your own sale? Ask a neighbor to join theirs. Make sure your goods are properly marked and coded for each household to get their share.
- Have plenty of small bills and change.
- Keep your cash box attended or in your pocket. Keep excess cash inside your house.
- Be sure to have fun!

Think of all the new things to buy with the extra cash you just made, and start planning for next year's garage sale. ☞

Neighborly Neighbors

It's finally Spring! Longer days, warmer nights. Could Summer be far behind? As the weather turns to more outdoor suited activities, here are some gentle reminders to be neighborly neighbors. Remember, open and regular communication with your neighbors can easily solve most problems.

With the great weather around the corner, parties may be on your social calendar. Please make an extra effort to let your neighbors know when you will be having a large amount of guests over. Parking could become an issue and prior notice is a friendly gesture.

Warmer weather will also bring the kids and the kids-at-heart outdoors. Please remember that the speed limit on all streets in our neighborhood is 25 mph.

Please respect your neighbors by keeping your dog's barking under control. City ordinance states, "No person shall own or keep any animal which by making excessive noise disturbs a neighborhood... the phrase 'excessive noise' shall mean and include any noise produced by an animal which is so loud and

continuous or untimely as to disturb a neighbor." Violation of the ordinance can lead to fines for the dog owner who allows the excessive barking.

And speaking of dogs, when walking your dog, don't forget to bring along a newspaper wrapper, baggy, or grocery bag to pick up after Fido. Not all of your neighbors are dog owners and should not have to clean up after you or your dog.

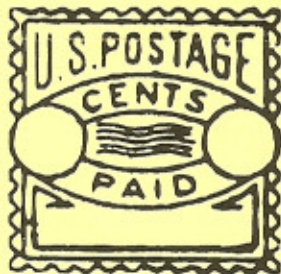
Maintain your homestead by upkeep to the exterior through painting, general repairs, and good lawn maintenance. We all benefit by having a pleasant neighborhood. Codes administrators have been making the rounds and citing homes which have violations. If you are elderly or financially unable to keep your home up, please contact Nancy Reicher, Complaints Director, at 333-3876. We have a number of neighborhood volunteers who could help out. We are all committed to making our neighborhood the best it can be.

Remembering common courtesies and these reminders will make our neighborhood the best in the city! ☞

Yard Sign Question

The Board was asked a question recently regarding yard signs. The following should be used as a guideline.

- City regulations do not permit signs of any type on the city easement. This is generally the area between the sidewalk and the road.
- To post a sign that is larger than 2 ft. x 3 ft., a letter should be written to the board stating the location and date the sign will be posted. This is to keep the board informed. The sign should be posted for a maximum of 7 days.
- Posting a sign in a yard other than your own requires permission of the property owner. ☞



Misdelivered Mail

Ever receive a piece of mail that is 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" and 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. ☞

Next Bulk Trash Pick up is June 29.

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. Save some cash, pay your dues today!

Delinquent as of May 9, 2007

- 421 Huntington
- 419 West 57th Street
- 629 West 57th Terrace
- 428 West 58th Terrace
- 616 West 59th Terrace

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

Properties who's dues are over \$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	Amy Rose	6	444-5839
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	HELP WANTED	21	
58th Terrace - 600	Phil Watkins	21	333-8853
59th Street - 400	Teresa Olsen	22	523-1362
59th Street - 600	Peg Horner	22	822-1695
59th Terrace - 400	Lee Ann Perkins	22	523-5270
59th Terrace - 600	Betty Mantz	24	444-8313
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

624 West 58th Terr.	Lloyd Black, President	853-5355
647 West 59th Terr.	Peg Horner, Secretary	309-2794
401 West 58th Terr.	Nancy Reicher, Treasurer	333-3876
436 West 61st Street	Zoe Warmoth, At-Large	523-0844
621 West 58th Terr.	Phil Watkins, Newsletter	333-8853
621 West 58th Terr.	Catherine Forbes, Officer	333-8853

Board News: What does the board do?

As the Board of Directors, we are homeowners and neighbors who share your concern for safety, aesthetics and property values. We work to promote a spirit of community within the neighborhood, and strive to exercise patience when a home improvement project is taking place. On occasion, however, we receive complaints about properties when it is viewed that the conditions could negatively impact property values and public safety.

The Bylaws of our homes association cannot enforce City codes. Rather, our Bylaws are the governing arm of the Board regarding our association's boundaries, assessment charges and the way they are calculated, and general Board information such as officer terms, meeting times, voting, officer duties, elections, and such. The Board also works with other homes associations to maintain zoning and variance violations.

The City office that enforces codes is the Neighborhood Preservation Division (NPD). Their office number is 816-513-9000. If you have a situation that you are dealing with, we recom-

mend the following steps be taken:

1. Have a friendly, non-threatening chat with your neighbor, and don't wait until you are fed up and ready to blow a gasket. Be specific about your concern. The goal is to find out if the problem is one that will be addressed soon, and to gauge the homeowner's willingness to take the problem seriously. Note the date of your conversation.
2. You may call the NPD and file a complaint. Someone from the NPD will visit the property to investigate the complaint. Most likely a letter will be issued from the NPD as a result, giving a specific deadline for resolving the issue, after which time fine(s) may be imposed.
3. You may opt first to write the Board with the specifics of your complaint, including the date you spoke with the homeowner, and any other useful information such as conversations you know of that others have had with the homeowner about the situation. The Board may then write a formal warning, asking that the

situation be remedied by a certain deadline before a complaint is filed with the NPD. If the deadline passes and the situation has not been remedied, the NPD will be called and a complaint filed, and the initiating complainant will be notified.

Should the NPD become involved, any further concerns should be taken up directly with the NPD rather than with the Board.

It is our hope that clarifying the Codes will raise awareness and therefore eliminate any need for complaints to be filed. All City Codes can be found at www.kcmo.org. Property maintenance is Chapter 56 and Chapter 48 is nuisance. ☞

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.

Zoe Rhame Warmoth - 816-523-0844

Art Lessons (for age 10 and up)

Individualized instruction from a KC Art Institute teaching assistant & portrait artist.

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.

Your Input Needed

What are you looking for from your Homes Association? Your input is needed to help the Board Members and Block Captains. Please take a few minutes to complete the following questions and deliver it to a Board Member, or bring it to the Fall Rendezvous.

What can the Homes Association provide that is not being received in the neighborhood? _____

Are you interested in:

- Additional social events
- Holiday lighting contest
- Neighborhood garden tour

other _____

Additional services could be provided, but would result in an increase in special assessments. Would you be willing to have an increase to provide services such as leaf & brush removal, security patrols, additional non-hazardous waste disposal? yes no

Volunteers are needed to be Block Captains & Board Members. Would you be interested in serving in one of these capacities? yes

Name & phone: _____



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