



Country Club Homes Association

Residents Approve Special Assessments for 2023

Country Club Homes Association residents who voted in the recent election overwhelmingly approved special assessments for curbside glass recycling and snow clearance that will be added to their 2023 dues. Homeowners voted in favor of these assessments during the annual CCHA election held by mail in October.

These assessments, which will be added to each homeowner's annual base assessment, include a \$15 charge to help pay for biweekly curbside glass recycling, and a \$5 charge to help pay for snow clearance of CCHA streets during the winter months. Residents should receive their annual Dues Invoice in the same envelope as this Newsletter.

CCHA received 122 completed ballots from its 289 homeowners (42%). A total of 117 votes were cast on the curbside glass recycling issue, with 95 homeowners (81%) voting in favor of the measure, and 22 voting against it. This \$15 special assessment represents half of what our vendor charges us to operate the glass recycling program. This means residents will pay \$1.25 per home per month, or 57.7 cents per home for each of the 26 biweekly curbside pickups. The other \$15 per home that the vendor charges will be paid out of surplus funds in CCHA's bank account.

This will be the second year of the arrangement between CCHA and Crush Glass KC. Jason Jantz, owner of Crush Glass KC, said his company recycled 30 tons of glass from CCHA residents in 2022, making it one of his most successful areas for curbside glass pickup in the city. Jantz agreed to keep his rates for the service the same in 2023 despite inflation and other factors driving up his costs of doing business.

There were 120 CCHA residents who voted on whether to add a \$5 assessment for snow clearance to their 2023 HOA Dues, with 114 (95%) voting for the measure and 6 opposing it. The money raised from this assessment goes into a fund that is only used to pay a vendor to clear snow from the streets within the CCHA boundaries. There are still funds in that account from the last such assessment in 2019, but the Board was concerned that there were not enough funds to make it through the upcoming winter if we were to have several winter storms.

New Board Members Elected

Three Board members, including two new members, were elected to the Board of the Country Club Homes Association during the recent annual election.

Here are the election results for the three board seats that were up for election:

Tom Grimaldi — 113 votes
Benita Webber — 109 votes
Poston Pritchett — 106 votes
4 Write-In Candidates — 1 vote each

Webber and Pritchett are new to the Board, although Webber has been serving as Block Captain Coordinator for the past two years. Grimaldi will be serving a second two-year term.

Rachel Denton and Kathleen Forsyth will be retiring from the Board at the end of 2022. Denton has been a Board member since 2013, and for most of this time she was also the CCHA Treasurer.

Forsyth, a former Jackson County Circuit Court Judge, has been a Board Member for 6 years, joining in 2017 shortly after she retired from the bench.

The Board is deeply indebted to Rachel and Kate for their years of dedicated service to the CCHA, and it wishes them both well.

CCHA Facts

The Country Club Homes Association is made up of 289 homes located within the following boundaries: Wornall Road on the east; Summit St. on the west; 57th St. on the north; and 61st St. on the south.

* * * *

Our homes association came into existence on April 28, 1924 with the signing of an Agreement combining the Country Club Ridge Subdivision, the Country Club Heights Subdivision, and the Country Club District Subdivision. Each of these entities was owned by the J.C. Nichols Realty Company and the J.C. Nichols Land Company.

* * * *

Each homeowner within the homes association is assessed a base fee each year that constitutes your CCHA dues. This base assessment is set and it never changes from year to year. These base fees total \$5,899.20, and this amount constitutes CCHA's total annual operating budget.

About 58% of this budget is allocated each year to necessary expenses such as administrative costs, insurance, postage and mailing expenses. After paying these costs, CCHA's next largest expenses are for the Fall Rendezvous and the annual meeting, which in 2022 totaled about 18% of the total budget. Because of Covid CCHA has conducted its annual meeting by mail the past two years, and the participation has been so good that the board will likely use the mail again in 2023.

Additional assessments can be added to the dues if approved by the association's members. This provision was used to add special assessments for snow clearance and curbside glass recycling to your 2023 dues.



An estimated 1,000 runners participated in the 2022 Garmin Kansas City Marathon on October 15. These runners are headed west on Huntington Rd., right through the heart of the CCHA.

Want to Help CCHA?

If you are looking for a way to give back, please consider volunteering for CCHA. We need help with the following positions and committees:

- Block Captain, 400 block of W. 57th Ter.
- CCHA Treasurer position
- Centennial Planning
- Fall Rendezvous Planning
- Coordinate City Dumpster Rental
- Plant Exchange
- Welcome Baskets for new residents
- Newsletter editor

If you're interested in any of these, contact your block captain or a board member.

Block Captains — Your Connection to the CCHA

Your homes association uses Block Captains to communicate news about your block, neighborhood, and city. Find your Block Captain on the list below and get to know them; you should already be on their contact list. They are your fastest, most direct source of information about what's happening in and around Brookside.

If you have an idea, suggestion, criticism, or information you would like to share with your neighbors or the homes association board, talk with your block captain and ask them to share your news. Together we can make our neighborhood the best in Kansas City.

437 W. 57th St. Norma Spear norma.spear@gmail.com	611 W. 57th St. Chad Brausen chadbrausen@yahoo.com	400 Blk W. 57th Ter. Block Captain Needed	622 W. 57th Ter. Jan Stacy jsmgmt@aol.com
403 W. 58th St. Kate Forsyth forsythccha@gmail.com	621 W. 58th St. Kelsey Sprick kelseysprick@gmail.com	419 W. 58th Ter. Dottie Martin dot_martin@yahoo.com	621 W. 58th Ter. Poston Pritchett * ppritchett@shb.com
420 W. 59th St. Karlie Speicher * clayspike@gmail.com	632 W. 59th St. Brandy Poiry brandypoiry@gmail.com	411 W. 59th Ter. Maggie Aisenbrey & Jeremy Suhr mpaisenbrey@gmail.com jmsuhr@yahoo.com	
637 W. 59th Ter. Chris Jury cdjury@gmail.com	414 Huntington Rd. Tom * & Mary Grimaldi grimaldiccha@gmail.com	613 Huntington Rd. Cara & Mike Treas chicagordh@hotmail.com	423 W. 60th Ter. Katy O'Dowd katyodowd@gmail.com
601 W. 60th Ter. Marsha & Joel Hornbostel marsha.hornbostel@gmail.com	436 W. 61st. St. Miriam Zavagnin mzavagnin@me.com	644 W. 61st St. Ginnie Hall ginnie2hall@gmail.com	

* Current CCHA Board Member