

Country Club Homes Association

ANNUAL LETTER: 2015

Dear Homeowner;

Country Club Homes (CCHA) is a great place to live. We may be small, just 289 homes, but our sense of community is grand. Our homes association is strong because of great neighbors like you! Please let us know if there is anything we can do to help make our neighborhood the best that it can be.

Your CCHA Board of Directors;

Peg Horner, President: 822-1695
Catherine Forbes, V.P. & Treasurer: 333-8853
Rachel Denton, Secretary: 913-515-3679
Phil Watkins, Director, Communications: 333-6600
Ryan Duffy, Director: 547-6816

MARK YOUR CALENDAR

ANNUAL CCHA NEIGHBORHOOD GARAGE SALE:
Saturday, June 13, 2015 - 8:00 a.m. to 4:00 p.m.

Clean out your basement, garage and closets and get ready for the annual CCHA, neighborhood-wide garage sale. The association will place advertisements in the KC Star and on Craig's List plus place signage along Wornall Road, Ward Parkway and throughout the neighborhood.

ANNUAL FALL RENDEZVOUS:
Saturday, September 12, 2015 - 11:00 a.m. to 3:00 p.m.

Join your neighbors for food and fun at this year's home association annual meeting and block party. Vote on board members and special assessments such as funds for snow removal. Watch for upcoming announcements for location and details.

DUES

Every December, you receive an invoice for your annual homeowner association dues. Because our association is small and we do not have any common areas to maintain, our dues are extremely low as compared to most other associations. By keeping your dues current, you can avoid interest accruing monthly and a \$25 late fee. If grossly overdue, a lien will be filed on your property with Jackson County, affecting your credit report and making it impossible to sell your home without settling your account.

The funds collected each year are used for our annual neighborhood gathering (to vote on board

members, annual issues, and assessments for services such as snow removal), communication efforts (to promote community news and safety awareness), advertising our annual garage sale, event signage, new neighbor welcome packets, and supporting the Homes Associations of Kansas City (HAKC) district office (which provides services such as neighborhood oversight, codes and zoning enforcement, maintenance of association legal documents and historical archives, billing services, website hosting, and other protective services). These things benefit every neighbor in Country Club Homes. We hope you participate in, and appreciate all that is offered by your homeowners' association.

COMMUNICATIONS

CCHA has been moving towards paperless communications. Regular neighborhood e-blasts are networked via email. To ensure you receive the most current neighborhood news and alerts in a timely fashion, please provide your email address to your Block Captain (listed on the back side of this letter).

We will not share your email address with outside parties. If you do not have Internet capabilities, let your Block Captain or Phil Watkins, Director, Communications know and we will make arrangements for you to receive newsletters and other important information by other means.

A seasonal newsletter chocked full of great information also is sent via email by Phil Watkins. To receive this newsletter, send your email address to Phil at wadcorp@gmail.com.

CCHA information such as bylaws, archived board meeting minutes and newsletters can be found on the HAKC website: www.ha-kc.org. Click on "Missouri Associations" under "Main Menu"; then on "Country Club Homes".

New for 2015: NextDoor! It won't be long before you will be able to get the latest neighborhood news, events and alerts, share information, and join in forum discussions with your neighbors on the NextDoor website. A group will be set up exclusively for our neighborhood. Be watching for the CCHA Next Door launch announcement coming soon with instructions on how to sign up and set your preferences.

SNOW PLOWING

In addition to the City snowplow services, CCHA contracts for additional neighborhood plowing during the winter months. Special assessments and continued use of funds for this service are voted on by our members at the Annual Fall Rendezvous.

The private contractor will plow the streets after 3-inch accumulation, but no more than two pushes will occur in a 24-hour period. **In preparation for, or during snow events, it is CRITICAL that you move your vehicle(s) off the road and onto your driveway. If this is not possible, please park on the north or west side of the street** so that City snow removal crews and our contractor can do their job. If vehicles are parked on both sides of the street, there will NOT be enough room for a snowplow to pass safely and it is possible that street WILL be skipped. Do not park on signed emergency snow routes – you may be ticketed.

If you experience property damage as a result of snow plowing, please report that damage within five days to Peg Horner, CCHA President, at **816-822-1695**. It is essential that you provide the date and time the damage occurred and a description of the truck, if possible.

311 CALL CENTER

To report potholes, water main leaks, missed trash pick up, schedule bulky item pick up, etc., call Public Works at **311** or **816-513-1313**. Learn more at www.kcmo.gov/311.

GARBAGE & RECYCLING

Weekly trash and recycling collections are on Friday mornings. In the event of a government holiday, collection will be delayed by one day and picked up on Saturday. Each household is allowed two trash bags and unlimited recycling bins which must be placed on the curb by 7:00 a.m. on the collection day, but not before 3:00 p.m. the day before. Glass is not accepted in recycling, however, look for purple Ripple Glass dumpsters throughout the community to deposit glass for recycling. Yard waste will not be picked up with regular household trash. Special leaf and brush collections are scheduled by the city in the spring and fall. Many neighbors contract this service out. Large, bulky items require a special pickup – simply call 311 to schedule. For more information about City trash and recycling rules and services, holiday schedules, hazardous waste, City dumpsites, complaint procedures, stickers for additional bags, and more, visit www.kcmo.gov/publicworks/trash/.

METRO PATROL

Bad things can happen. We ask all neighbors to look out for one another. If you ever see or hear anything suspicious, please do not hesitate to call the Kansas City Police Department at **816-581-0700** or **911**. The Metro Patrol does a great job responding to our calls and is more than happy to come check things out.

BLOCK CAPTAINS

Every block has a Block Captain to help keep neighbors connected and in the know. If you ever have any questions or concerns regarding the neighborhood, please contact your Block Captain. Be sure your Block Captain has your email address and a phone number where you may be reached.

57th St. – 400 & 600 block

Norma Spear, 333-0692

57th Terr. – 400 block

John & Shawn Keller, 333-2685

57th Terr. – 600 block

Jan Stacy, 523-3851

58th St. – 400 block

Todd Epperley, 822-2636

58th St. – 600 block

Amy Foley, 529-7701

58th Terr. – 400 block

Stephanie McHugh, 523-7250

58th Terr. – 600 block

Kelly Heide, 326-8018

59th St. – 400 block

Teresa Olsen, 523-1362

59th St. – 600 block – Interim: Peg Horner

822-1695

HELP NEEDED*

59th Terr. – 400 block

Brian Lamley, 509-6103

59th Terr. – 600 block

Betty Mantz, 213-0848

Huntington – 400 block

Tom & Mary Grimaldi, 333-7833

Huntington – 600 block

Fred Wickman, 363-7089

60th Terr. – 400 block

Katy O'Dowd, 361-6773

60th Terr. – 600 block

Leslie Eden & Carl VanSant, 926-0041

61st St. – 400 block

Zoe Warmoth, 721-5816

61st St. – 600 block – Interim: Zoe Warmoth

721-5816

HELP NEEDED*

* If you'd like to volunteer to serve as Block Captain, or on the CCHA Board, please call Peg Horner at 822-1695. It's easy, requires little time, and is a great way to get to know your neighbors.