

# Country Club Homes Association

❄️ DECEMBER 2010 NEWSLETTER

## A Welcome to our new Neighbors!

Charles & Mary Murphy  
411 West 57th Street

Daniel & Gail Nichols  
601 West 57th Street

Brian Schell  
420 West 58th Street

Phillip & Patricia Jachowicz  
440 West 59th Street

Alan & Sahrene Buckwalter  
441 West 59th Street

## Block Captain Address Roster

57th St. - 400 block  
Norma Spear, 333-0692

57th St. - 600 block  
HELP WANTED

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, 333-9158

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  
Mitch Hopkins - 523-8653

59th Terr. - 400 block  
HELP WANTED

59th Terr. - 600 block  
Betty Mantz, 213-0848

Huntington - 400 block  
Mary Grimaldi, 333-7833

Huntington - 600 block  
Hazel Spencer, 444-7211

60th Terr. - 400 block  
HELP WANTED

60th Terr. - 600 block  
Leslie Eden & Carl VanSant  
926-0041

61st St. - 400 block  
Zoe Warmoth, 523-0844

61st St. - 600 block  
HELP WANTED



## Fall Rendezvous Fun

MORE THAN 100 CCHA RESIDENTS came out for the cool, but sunny October 3 annual meeting and Fall Rendezvous. This year Woodyard Bar-b-que warmed our insides with delicious chicken, brisket and sausage. Chuck "Ukulele" Wilson and friends entertained with some toe-tapping tunes, while kids of all ages had a blast jumping in the castle-themed Moonwalk and playing yard games.

By majority vote of the 46 homeowner ballots tendered, approval to continue using special assessment funds for snow removal in 2011 was passed, plus Peg Horner, Nancy Reicher, Matt Kelly, and Katrina Vaught were all re-elected to our CCHA Board.

A big thanks (again) from Harvesters to everyone for your generous donations. 116 pounds of non-perishable food, plus \$20 in cash and cheques was collected – that's about 94 meals for the hungry of Kansas City.

All-in-all, the 2010 Fall Rendezvous was a big success. We're already looking forward to next year's event. Until then, see you around the neighborhood! ❄️

## Good Stewardship for Nature, Our Community & Your Neighbors

Leaves, those little chlorophyll factories that have been manufacturing sugars and storing energy all summer long, are now returning to earth. Those beautiful leaves are 100% organic. Does that mean anywhere they end up is great? No, it doesn't. While leaves are a great source of compost, we don't want them left in our streets for several reasons.

With each big rain event, anything left in the street is flushed directly into our streams. Leaves and grass clippings are high in phosphates, the main cause of algae bloom. In a totally natural environment, a small amount is okay. Unfortunately, in urban areas, our streets, drives and parking lots are all connected directly to our stream with storm sewers.

Enough leaves left in the street will clog the drainage systems, at which time water is forced to be absorbed naturally by our properties.

Generally this water then makes its way into our basements. Of course the down side to this is the City must then provide more resources to maintain the storm sewers.

What can you do? You can help your community and indirectly yourself by either bagging your leaves and those in the street for the trash collectors or mulching them into your beds and lawn. Remember, while they are a great source of organic matter, your neighbor may not consider them an appropriate benefit if they've blown onto their property.

Be a good steward of nature, the community, and your neighbors. Strengthen our association home values by doing the right thing. ❄️

Portions of this article borrowed from "The Kansas City Gardener" - Nov. 2010

## Services Directory

Chuck Wilson - 816-822-9829

### Wild Child Embroidery

Embroidered hats and other apparel. Fast turnaround!  
[home.mindspring.com/~chuck15](http://home.mindspring.com/~chuck15)

Heidi Schamberger - 1-877-DIVA-PET

### www.k9closet.com

Style, comfort and everything savvy for the upscale pet.

Phil Watkins - 816-333-6600

### Watkins Advertising Design

Graphic design for businesses large or small. Focus on brochures, ads, direct mail, invitations & identity programs.  
[www.wadcorp.net](http://www.wadcorp.net)

Matt Kelly - 816-415-9898

### State Farm Insurance

Need help determining the appropriate coverage for the value of your home? Give me a call!

Cynthia Black - 816-444-5352

### HomeStaging By Cynthia, Inc.

Home staging & interior redesign.  
[www.HomeStagingByC.com](http://www.HomeStagingByC.com)

Ads are free to residents. Non-residents may place an ad in a single issue for a donation of \$10, 2 contiguous issues for \$15, or 3 contiguous issues for \$18.

## Overdue Neighborhood Association Dues:

There are still **two households** who have not paid their 2010 Homes Association dues. Be a good neighbor & send in your dues payment.  
429 West 57th Street  
404 West 61st Street

### Liens Filed on:

**440 West 59th Terrace**

**418 West 60th Terrace**

**421 Huntington**

### Country Club Homes Association

c/o Homes Association of Kansas City

4200 Sommerset, Suite 216

Prairie Village, KS 66208

[www.ha-kc.org](http://www.ha-kc.org)

## Help Maintain Neighborhood Property Values

As homeowners we are all responsible for maintaining our property. This is especially important given the current downward trend of the housing market. A well cared for neighborhood translates into a more desired neighborhood commanding higher property values. Below are the most common Kansas City code violations we are legally bound to uphold as homeowners. To report a code violation, contact the **3-I-I Action Center**, or Neighborhood Preservation directly at (816) 513-9010. For more details about the reporting procedure, code violations, and other problems this division addresses, visit the City of Kansas City, MO website ([www.kcmo.org](http://www.kcmo.org)), Neighborhood Preservation Department, **Property Maintenance Code Violations** page.

### Common Property Maintenance Code Violations:

- Rotten or broken house eaves
- Hanging or missing rain guttering
- Broken or cracked windows
- Peeling paint
- Stairs that are in disrepair, loose or missing boards or railings
- Roofs that have missing shingles or holes
- Tree limbs or brush in yard

- Exterior walls that have holes, cracks, or rotten wood
- Garages that do not have working doors and peeling paint
- Cracked foundations

### Common Nuisance Code Violations:

- Rank weeds and noxious plants
- Trash, litter, and refuse
- Disabled, wrecked, or unlicensed vehicles
- Open or improper storage of materials
- Graffiti
- Stagnant water
- Untrimmed trees and shrubs
- Noxious odors, chemicals, or vermin
- Off-street parking on unapproved surfaces

## Go green! Save money!

Receive your CCHA newsletter via email and help your homes association save on postage and paper – and stretch your dues dollars farther. Simply email Phil Watkins, Newsletter Director, at [wadcorp@swbell.net](mailto:wadcorp@swbell.net). Type in “Yes, Send My CCHA Newsletter Via Email” and include your home address.

### Country Club Homes Association Board Members

Peg Horner, President  
822-1695

Catherine Forbes, Vice President  
333-8853

Nancy Reicher, Treasurer  
333-3876

Kevin Karst, Secretary  
361-8676

Mary Lu Johnston,  
Block Captain Coordinator  
822-9829

Katrina Vaught, Director  
363-1163

Matt Kelly, Director  
363-2124

Phil Watkins, Director – Newsletter  
333-6600

### Homes Association of Kansas City

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Prairie Village, KS 66208  
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Click on “Missouri”, then “Country Club Homes Association” to view archived newsletters, board meeting minutes, calendar of events and board roster.