

Country Club Homes Association

AUGUST 2011 NEWSLETTER

A Welcome to our new Neighbors!

Curtis & Gretchen Landherr
620 West 58th Street

Derek McMurray &
Mary O'Neill
634 Huntington

Anthony & Gretchen
Germano
422 West 61st Street

Block Captain Address Roster

Block Captain Coordinator
Catherine Forbes, 333-8853

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
HELP NEEDED***

59th Terr. - 400 block
Brian Lamley, 509-6103

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

Huntington - 400 block
Mary Grimaldi, 333-7833

Huntington - 600 block
Hazel Spencer, 698-9615

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, 523-0844

**61st St. - 600 block
HELP NEEDED***

*Please consider being a block captain. It's very little work and it's easy. Contact a board member to volunteer.

Fall Rendezvous: September 18!

JOIN YOUR NEIGHBORS at the CCHA Fall Rendezvous on Sunday, September 18, 2011 from 11:30 am to 2:30 pm. Location this year will be the 600 block of Huntington (between 59th Terr. and 60th Terr.; Pennsylvania and Summit).

New York Dawg Pound will be serving GOURMET hotdogs, accompanied by chips, potato salad, pasta salad beverages, and frozen treats for dessert.

Musical entertainment will feature our regular, Chuck "Ukulele" Wilson. Bring an instrument and join in! A castle-themed bounce house will be on site for the kids as well as sidewalk chalk and yard games.

Bring non-perishable food items (canned goods, boxed meals, cereal, peanut butter, etc.) to add to the **Harvesters** donation bin. A donation jar for checks made out to "Harvesters" will also be available.

Fall Rendezvous is time to vote on **CCHA board members** and take nominations for new members. Won't you consider becoming a board member? It's a fun way to serve your neighborhood! Not able to attend the Fall Rendezvous? Complete and mail in the ballot below.

This year's event will be a doggone good time for all (please leave your four-legged family members at home). See you at the Rendezvous! 🐾



Country Club Homes Association - 2011 Ballot

If not attending the Fall Rendezvous, mail completed ballot to Peg Horner, 647 W. 59th Street, Kansas City, MO 64113; must be post-marked no later than Friday, **September 16, 2011**.

Ballots must include your address to be counted. One vote per household.

Homeowners who are delinquent in their dues and renters are **not** eligible to vote.

Please vote for or against EACH candidate and submit name(s) for nomination(s) to the Homes Association Board.

For	Against	For	Against	For	Against
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Catherine Forbes		Phil Watkins		Kevin Karst	

For Against
 Use remaining assessed 2009 snow removal funds for continued snow removal.

(Please print)

Write-in board nomination(s): _____

Your home address: _____

CCHA Deed Restrictions

Country Club Homes Association (CCHA), in concert with the Homes Associations of Kansas City (HAKC), has the legal authority to enforce certain restrictions in the neighborhood. These restrictions, which are attached to your deed, affect all properties within the association's boundaries. Refer to the *A Tradition Of Neighborhoods* pamphlet residents received in the HAKC (formerly HACCDD) welcome packet for a summary of restrictions and "good neighbor" guidelines.

In most cases, restrictions are intended to insure that all new construction is compatible with existing neighborhood structures and/or complies with any property line or easement allowances. **Be sure to refer to your deed restrictions before adding on to your home, building a new garage, or even adding a deck or fence.**

The principal restriction limits the acceptable use(s) of the land, typically to allow

only residential use. **Restrictions dictate that all properties be private, single-family dwellings.** No boarding houses, apartments, or commercial use is permitted.

The restriction on the use of the land is a major factor in preserving the value of your property and the character of the community; it assures present and future homeowners that the neighborhood will remain strictly residential.

You can find your deed online via the Jackson County, MO **Recorder of Deeds** department. Visit www.jacksongov.org, click on "Search Online." You will need to reference your mortgage to determine your Subdivision (Country Club District, Country Club Homes, Country Club Heights, or Country Club Ridge).

To report a suspected violation of deed restrictions, contact a CCHA Board Member listed in this newsletter. 🐾

Country Club Homes Association Board Members

Peg Horner, President,
Community Liason
822-1695

Catherine Forbes, Vice
President, Interim Block
Captain Coordinator
333-8853

Nancy Reicher, Treasurer
333-3876

Kevin Karst, Secretary
361-8676

Katrina Vaught, Director,
Special Events
363-1163

Matt Kelly, Director
363-2124

Phil Watkins, Director,
Communications
333-6600

View archived newsletters, board meeting minutes, calendar of events, board roster, and by-laws at www.ha-kc.org. Click on "Missouri", then "Country Club Homes Association"

Homes Association of Kansas City

4200 Sommerset Drive
Suite 216
Prairie Village, KS
66208

Overdue Neighborhood Association Dues:

There are still a few households who have not paid their 2011 Homes Association dues.

Remember, interest accrues on your account until it is paid. Be a good neighbor & send in your dues payment today.

421 Huntington	601 West 58th Terr.	408 West 60th Terr.
440 West 59th Terr.	426 West 59th St.	437 West 60th Terr.
429 West 57th St.	642 West 59th Terr.	404 West 61st St.
432 West 58th Terr.	401 West 60th Terr.	440 West 61st St.

Liens Filed on:

421 Huntington 440 West 59th Terr.

Note: Homeowners with dues owed may not participate in the neighborhood Fall Rendezvous event, nor vote on Board issues and Members.

Country Club Homes Association

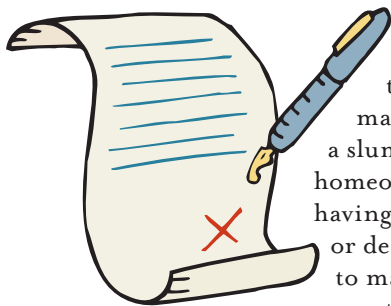
c/o Homes Association of Kansas City

4200 Sommerset, Suite 216

Prairie Village, KS 66208

www.ha-kc.org

Look Before You Lease!



Times are tough and the housing market is in a slump. Many homeowners having to relocate, or desperate to make ends meet; have had

to resort to leasing their homes. While this is not the optimum situation for maintaining property values, it is often better than leaving a house vacant. If you are considering leasing your property, just a note of caution – **check your deed before you lease!**

There are several city code and deed restrictions limiting the leasing of your CCHA home. When you signed the mortgage to your home, you agreed to these restrictions. It is your responsibility as a homeowner to make sure you (and your property) are in compliance. It is the responsibility of the CCHA Board to follow up on any complaints and assumed violations by actively checking recorded deeds and enforcing compliance when a violation is determined. Because violations of deed restrictions are prosecutable, it is in your best interest to look over your deed before you lease.

Services Directory

Brooke Arnold - 816-489-9199

Freelance Graphic Designer

Specializing in logo, branding & print design for small & medium businesses. www.brookearnold.com

Matt Kelly - 816-415-9898

State Farm Insurance

Want the best home insurance protection value around... and to do business with your neighbor? Let's talk soon. matt@mattkellyagency.com

Country Club United Methodist Church

816-444-1616

Welcome home to your neighborhood church. 57th & Wornall Rd.
www.countryclubumc.org

Keith Worrel - 913-940-0395

Davey Roofing

Licensed, insured, free estimates, references available, BBB Member, 5 year warranty.

www.drctmidwest.com

Heidi Schamberger - 1-877-DIVA-PET

www.k9closet.com

Style, comfort and everything savvy for the upscale pet.

Cynthia Black - 816-444-5352

HomeStaging by Cynthia, Inc.

Home staging & interior redesign.
www.HomeStagingByC.com

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

Chuck Wilson - 816-822-9829

Wild Child Embroidery

Embroidered hats and other apparel. Fast turnaround!
home.mindspring.com/~chuck15

Carol Clock - 816-333-1600

Moxie Hair Salon

Visit our friendly, up-scale, neighborhood salon at 59th & Main and get 10% off your service with this newsletter.

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.

Country Club Homes Association (CCHA) reserves the right to reject any advertisement submitted for CCHA publication(s). CCHA does not approve nor endorse any advertiser, its claims, products, services, or affiliates. CCHA disclaims any liability in connection with advertising appearing in CCHA publications and webpage.

Receive your CCHA newsletter via email.

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. Type in "Yes, Send My CCHA Newsletter Via Email" and include your name & home address.