

What's Up Westmont?

December 2020

HAPPY HOLIDAYS!

PRESIDENT'S REPORT

The Board continues to receive Lot Owner Execution pages. Thank you to those who have turned in their document. The Board wants to align our Certificate of Substantial Completion document with our current practice. Lot Owner Execution pages may be obtained from any Board member and need to be notarized. I am a notary and would be happy to schedule a time to complete your Lot Owner Execution page. The Board appreciates your help!

Waste Management changes due to COVID (please see the insert):

- Waste Management will implement a fee increase of 3.5% starting January 1, 2021. There was supposed to be a 3.5% increase in October 2020 per our current contract, so the increase was already included in our 2021 budget.
- Waste Management will begin collecting recyclables every other week beginning January 2021. They will start swapping out our recycling bins for new/bigger bins on 12/4. **So, all homes need to have their bins outside.** Your patience is appreciated as we have just received this information .

LAWN AND GROUNDS REPORT

Leaf cleanup #2 will begin the third week of December -- weather permitting. If you have a fence, please have your gate door unlocked.

Snow Season is here. In Westmont, snow removal will occur when snow is at three inches. Your driveway, front sidewalk, and neighborhood sidewalks will be cleared. Snow clearing will begin when, according to weather reports, the snowstorm has ended.

When city plows are in our neighborhood, try to have your vehicle off the street. Vehicles slow the operation and delay getting the streets cleared. You may want to purchase/install reflective driveway markers to alert the snow removal crews where the location edge of your driveway is. They may be purchased at hardware and Big Box stores.

TREASURER'S REPORT

Effective January 2021: Monthly HOA Dues will be \$86.00.

- The Board has approved the 2021 budget which includes this due increase. The monthly dues will be increasing from \$74.00 to \$86.00.
- Monthly dues payment of \$86.00 will need to be received by the 20th of each month. Payments received after the 20th will be considered late resulting in a \$15 late penalty fee.

Congratulations to the Winners of the raffle drawing held at the Annual Westmont Meeting on October 20th. The winners are Ian Morris, John Ziegelmeyer and Pat Bever. Each will get one-month of free dues for January 2021.

2020 Financials: The October financial statements and expenses were submitted to the Board for review. Expenses are in order within the 2020 Budget.

Delinquent Dues: For the month of October there was 1-unit delinquent.

Any questions or concerns regarding Financial, please submit your requests to Westmont Treasurer, Michelle Van Mill.

CONDOLENCES: It is with great sadness to hear of the passing of our long-time neighbor Fred Cross.

Here is a note from the Cross family:

The family of Meg and Fred Cross would like to thank their many neighbors and friends in Westmont. Over the two decades that they lived there, you provided the friendship and fellowship that they cherished. Our father, Fred, passed away on October 26. It was the Westmont community that provided him safety and care after our mother died. We are indebted to your many kindnesses over the years. Wishing you the best, always, Gwen, David, and Brian Cross.

NEW NEIGHBORS: *We are pleased to welcome our new neighbor to Westmont!*

John & Karen Kittell, and Kali Allee – 8312 W 119th Terrace

OTHER INFORMATION

Are you trash can compliant?

The board has noticed homeowners are leaving their trash containers outside of the normal collection period. Trash, recycling, and yard waste may be placed at the curb no earlier than 2 PM the day before and must be picked up and by 5 pm after the collection day.

Help from a friend: This is a company that helps Johnson county's' Older Adults. They help with outside work: yard work, mulch, weeds, gutter cleaning, planting, lawn care, etc. You may contact them at 913-980-8686 or www.helpfromafriend.com (Use of any company is at the homeowner's risk. The Board doesn't endorse any company.)

Westmont Board Meeting: December board meeting has been suspended. Please note: we will reconvene our regular meetings beginning Monday, January 21st at 6:30 pm – via Zoom video conference.

Due to the pandemic, we will continue to hold meetings via video conference until further notice. All homeowners are encouraged to participate. If you are interested in joining the meeting, please reach out to one of the board members for the credentials to log in to the Zoom meeting..

Homes Association of Kansas City: The Homeowners Association of Kansas City (HA-KC) maintains the Westmont website. The website can be found at www.ha-kc.org; search for Westmont, to access:

- Westmont newsletters, board meeting minutes and general information about the Board and Westmont Homes Association
- Bylaws and Restrictions
- ARC application for exterior home changes
- Westmont exterior materials and color guide

Board members' names, positions and contact information listed below.

Do you have a Westmont suggestion or concern you want to share? Your feedback is important.

Contact a Board member between 8am-5pm with your suggestions or comments.

- ▶ **President** – Beverly Kitts, 219-775-0389, bskitts@hotmail.com
- ▶ **Vice President / Property Values** – Sharon Kralicek, 913-424-4287, skkralicek44@gmail.com
- ▶ **Secretary** - Ian Morris, 913-575-5703, ian.morris@treerange.com
- ▶ **Treasurer** – Michelle Van Mill, 913-553-1203, michellepie@gmail.com
- ▶ **Lawn & Grounds Director** – John Rudzinski, 913-766-0169, jhnrudzinski@gmail.com
- ▶ **Social Director** – Denise Mason, 913-608-1433, scmason56@yahoo.com
- ▶ **Newsletter Editor** – Sameera (Sam) Harpalani, 913-205-4306, sharpalani725@hotmail.com

WISHING YOU ALL A SEASON OF JOY, A SEASON OF CHEER, AND TO TOP IT ALL OFF – A WONDERFUL NEW YEAR!



November 11, 2020

WESTMONT HOA

Re: Changes Related to Collection Operations

Dear HOA Leadership,

Waste Management of Kansas, Inc. (WM) is proud to be your HOA community's service provider. We are also proud of the work our front-line collection and disposal crews perform every day in the face of the continuing impacts of the COVID-19 pandemic, including the unprecedented federal and state emergency declarations. These impacts have changed the way many of us do business and interact with our communities. With new challenges facing us every day, WM is as committed as ever to providing world-class service to our customers and the communities we call home.

There have been several material and unforeseen impacts to our operations that the parties could not have contemplated at the time our agreement was executed:

- 1) The COVID-19 pandemic, and the seismic shift in the number of people away from their places of business and working from home, has resulted in significantly increased residential waste and our associated operational costs.
- 2) The unprecedented changes in the recycle industry due to contamination have significantly increased the costs of processing, transportation and marketing services for recyclable materials. The primary drivers of these adverse impacts have been the quality of commodities demanded by our outbound customers, coupled with the volatility in the fiber and non-fiber commodity markets. These factors together have resulted in excessive cost increases in the management of your recyclables.

In each of these cases, Waste Management has adjusted rapidly to the changing needs of its employees, customers and suppliers, while navigating these financial and operational challenges. Unfortunately, the old contract model under which the parties are operating no longer matches the reality of these unforeseen changes in the waste and recycling industry, which appear to define the "new normal."

Adverse Impacts of COVID-19

One of the most significant impacts to our business has been significant volume increases, and their associated operational costs, in the residential line of business. The shelter-in-place orders, and the transition to a "work from home" model have resulted in more trash and recycling at the curb (both inside and outside of the container), and more labor, equipment use and disposal costs that were not anticipated at the time of contract and were not accounted for in our pricing.

In 2019, we averaged 18.55 pounds of garbage per home per week in the Kansas City Area which increased to 21.6 pounds per week on average from April to September of 2020. This is an increase in

weight of 16.4%. The increase in volume has reduced our efficiencies while increasing our operational and disposal costs.

Adverse Impacts to Recycling Operations

These unforeseen global contamination policies in the recycling industry have significantly increased processing and other operational costs for WM and other haulers and processors to meet the new recycling quality standards. The Material Recovery Facilities have slowed down the processing lines to meet these quality specifications and added people to remove the contaminants from the recyclables.

The adverse impact of these industry changes was compounded by the continued downward trends in many commodity values.

Price Adjustment Required

As a result of these unforeseen and material impacts, WM is passing through a price adjustment beginning January 1, 2021 of 3.5%. This increase is to offset the adverse cost impact that COVID and the changes to the recycle markets have had on our operations as allowed under paragraph V. section b. of your service agreement.

Cancellation of Automatic Renewal

In addition, WM is hereby exercising its right to cancel the automatic renewal of the existing service agreement. While the service agreement will terminate at the end of the current term, we would like to discuss with you the possibility of entering into a new agreement with updated terms, conditions, and pricing.

Adoption of Every Other Week Recycling Collection

Please know that we are evaluating our own operations to ensure we are doing everything possible to hold our costs down. This includes modernizing our collection method by going to every other week recycling frequency by providing new carts with a larger capacity to continue to increase your curbside recycling (see enclosed flyer). Beginning December 1, 2020, we will be replacing the existing recycling carts with new carts. We are excited to offer this collection method as it will reduce the truck traffic on the residential streets and provide additional recycling benefits to the community.

In conclusion

We understand you may wish to seek competitive alternatives or changes to your current services because of our need to raise the existing rate. In this light, we are offering a mutual termination to allow the HOA to cancel our existing agreement without liquidated damages or penalty. If you are interested in terminating the service agreement or entering into a new agreement, please email me by December 1, 2020. We will work with you toward the best possible solution.

Sincerely,

Mike Tornow
mtornow@wm.com

John Blessing
jblessing@DeffenbaughInc.com