



THE BRIDGE

Spring 2012 Newsletter

From the Red Bridge Homes Association

ONE MANS TRASH IS ANOTHERS MANS TREASURE!!

Its garage sale time again. The dates will be Friday and Saturday, June 8th & 9th. Signs will again be placed on the main roads, but we still strongly suggest you place small signs leading to your house. If you have specific items you would like listed in the advertising, please contact Joe Gawron at highvoltagecrow@yahoo.com with info. For items that don't sell, but are in good condition, try calling one of the many local charities that will come pick them up. No delivery required!

For those items that can go straight to the curb, remember to schedule a bulky pickup appointment by calling 816-513-1313 or going to www.kcmo.org/trash. A quick reminder is not to put bulky items out more than a day in advance of the scheduled pickup. Using the curb as a long-term extension of the trashcan makes our neighborhood look, well...trashy. Detailed info on what is accepted is listed on the above website or contacts the above number.

Please welcome our newest residents to the neighborhood!



Timothy & Beverly Kafka on Cherry
Peggie Sanders on Grand
Erika Dinesen on 117th Terr

Brandon Trice on 115th Terr
Caleb & Joanna Unruh on McGee
Cecil & Rosemary McQuire on 109th Terr
Thomas & Julie Cumming on Kenwood
Gregory Snow on Troost
Karen Brown on 109th St
Jacob Eubanks on 109th St
Suzanne & Richard Fichman on 109th St

It's always exciting to see new faces, and the best way to keep our neighborhoods safe is to know who your neighbors are. So remember....you don't have to be "best friends" to be friendly. Just say hello!

Get connected.....E-Link is how to stay up to date on what's happening in our neighborhood. Just send an email to redbridgehomes@yahoo.com asking to be added and you're done. Also, monthly board meetings are held every 4th Monday at 6pm. Feel free to contact us for location info-we would love to have you. If you have an item you would like to present to the board, please notify Joe Gawron in advance, so room can be made on the agenda. If there's info or suggestions for the newsletter, please contact Shanna Smith. For snow removal issues, contact Julie Gabriele. If streets are being missed, we don't know if you don't tell us!

Board of Directors

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If anyone is interested in serving on the board, please contact Katherine Coates. The door is always open to residents who want to be active in the community. It would be great to have an activities team to organize events like Easter egg hunts, Christmas light or Halloween decoration contest's or whatever else sounds like fun! Also, it takes resident participation to keep our neighborhood safe, clean and in demand. We can't really complain about our environment if we don't all do our part to maintain it.

Neighborhood phone directory.... Having new neighbors is a sign that our area is still in demand, but it also raises the need for a new directory. Not only is it a great way to be familiar with who's around you, it can also be used for our neighborhood kid's to list what odd jobs they are available for and how to contact them. Please reach out to Katherine if you are interested in this project.

If you missed any newsletters, need info from past issues or would like to see the minutes from board meetings, annual budgets or bylaws, they are available online at <http://www.ha-kc.org>

Cutoff Date for Liens on Delinquent Dues

Red Bridge Homes Association dues are among the lowest in the metro area. Dues help pay for snow removal, tree trimming, island maintenance, new markers, newsletters, welcome packets for new neighbors and dozens of administrative duties taken on by the Homes Association of the Country Club District (HACCD) for the over 870 homeowners in Red Bridge. Payment of dues is mandatory as stated in your property deed. Regardless of who lives in the house, the owner is responsible for the annual dues payment. Dues are no different than real estate taxes, utilities or mortgage payments. Failure to pay annual dues in a timely fashion may result in a lien being placed on your property. A lien can adversely affect your credit rating and title search, hampering any refinancing or sale of your home. Once a lien is placed on a property, additional fees must also be collected to cover filing costs, and the lien cannot be released until full payment is made.

7 homeowners are in serious arrears on their dues, ranging from \$565 to \$1,765. Property liens have been filed on the following addresses:

3 E 110 th St	
15 E 113 th Terr	11229 Walnut St
10 E 109 th Terr	309 E 117 th St
410 E 109 th St	11505 Wornall Rd

Thankfully, most residents pay in a timely manner, but a small number of households choose not to pay their dues. You know who you are by the "past due" mailings you regularly receive. Current year dues were to be paid by December 31st 2011. Any homeowner with delinquent dues risks having a lien placed on their property, and their address published in the subsequent newsletters. A cutoff date of 12/31/12 has been established to place liens on any property that is 2 or more year's delinquent (\$100). Please use this last opportunity to clear up balances and avoid additional fees.

Homeowners who don't pay their dues are not being fair to the property owners who pay in a timely fashion. Currently there are 71 Homeowners in arrears totaling approximately \$11,407.81. If you are delinquent, please pay the bill now, rather than a much larger one later.

DO YOU HAVE A FURRY, FOUR LEGGED FAMILY MEMBER?

While your furry friend is a family member to you, everyone is not as comfortable with them. Remember to be considerate of your fellow neighbors who may not have pets. Please pick up after them when you go for walks. Also, for both your pets and neighbor's safety, please keep them on your property and not let them wander around. Non pet owners really don't appreciate "surprises" in their yards.

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