

RED BRIDGE HOME OWNERS ASSOCIATION

NEWSLETTER – AUTUMN - 2014



*****'SAVE THE DATE' - NOVEMBER 22, 2014*****

NOTICE: ANNUAL RED BRIDGE HOME OWNERS MEETING

At AVILA UNIVERSITY

AT 9:00AM - WHITFIELD CENTER

Whitfield is on South Side of Campus—

Lunch TICKETS will be provided for Subway

LEAF & BRUSH PICKUP FOR RED BRIDGE AREA:

Thanks to the persistence of Lyle Burton of 110th Street and Councilman John Sharp, we have been able to move the city's October leaf pickup to December. Here is the announcement on the Water Services Department web page.

“Residents who live in SOUTH Kansas City (from 63rd Street, south to the city limit, as well as all residents who live east of Blue Ridge Cutoff) will receive curbside leaf and brush collection the weeks of November 3-7 and from December 8-12. Curbside collection will take place on your regularly-scheduled trash day.”

RED BRIDGE BOARD OF DIRECTORS:

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This newsletter is brought to you by the Board of Directors of the Red Bridge Home Owners Association



Protecting Property Values in Red Bridge...

There are two basic strategies for motivating neighbors to help maintain property values: (1) generosity and (2) code enforcement. At any given time either or both strategies may be necessary. The first approach starts with providing a good example and erring on the side of generosity when cutting grass and removing leaves in the vicinity of the property line. If that doesn't work, offering to help or suggesting businesses that offer appropriate services might work. Sometimes the problem is simply that an absent owner doesn't know that their property is not being properly cared for. Ultimately, protecting property values may come down to code enforcement. Choosing to live within the city limits of Kansas City comes with certain obligations. These obligations are summarized at <http://kcmo.gov/neighborhoods/neighborhood-preservation/common-code-violations/> . Code enforcement can be reached by calling 311 or sending email to 3-1-1.Call.Center@kcmo.org . It might be helpful to attach pictures to the email. Unfortunately, when kindness and communication don't work, code enforcement may be the only solution to protecting property values.

Here are some common code violations:

Nuisance Code Violations (generally allows 10 days for correction; continued violation may result in abatement by the City at your expense)

- Litter, trash, and rubbish (*bagged or scattered*)
- Rank weeds and grass (*over 10" in height*)
- Fallen limbs or brush from greenery
- Open/inappropriate storage of items such as interior furniture outdoors
- parking in unapproved location (*such as on the grass*) or without proper vehicle license
- graffiti (*owner of the property is responsible for cleanup*)
- hazardous tree or limbs

Property Maintenance Code Violations (generally allows 30 days for correction):

- failure to register vacant property
- peeling, cracked, or blistered paint/damaged siding /exterior surface not protected from weather (*including unpainted boards used to secure broken windows*)
- building not secured against unauthorized entry, such as broken or missing windows or doors on the first floor (*must be secured immediately*)
- broken, cracked, or missing panes on any window
- failure to register rental property
- gutters, eaves, soffits, or fascia boards in disrepair, fence or retaining wall in disrepair

KANSAS CITY offers Neighborhoods ways to be more sustainable. For example, the City oversees the Dumpster, Blue Bag, Bulky Item, Tire Amnesty and Adopt-a-Street programs. This helps to make Kansas City a greener, healthier and more beautiful city. The Red Bridge Homes Association has started the Trash Walkers initiative to help with the beautification of our own immediate community.



SOUTH PATROL DIVISION---OUR COMMUNITY CONTACT...

OUR COMMUNITY INTERACTION OFFICER IS **MIKE HAMMER** out of the KC South Patrol Division with the KCPD. The police department recently teamed up with our online website, "NEXT DOOR," as another way to share information. However, be aware that the police department is unable to read anything you post in this site UNLESS it is a reply to a post it made, or in a private message. So if you make a general post with a question directed to Officer Hammer or any other officer, they will not be able to see it. But feel free to send him a private message or send an email to Michael.hammer@kcpd.org or give him a call at 816-672-2828, if he can be of any assistance. Keep in mind that Nextdoor is not intended to be used for emergency situations, to file a police report, or to report suspicious activity to the police. If you have an emergency situation requiring officers to respond, call 9-1-1. For those non-emergency situations, you can call the police at 816-234-5111.



REVIVING - THE RED BRIDGE SHOPPING CENTER...

The core mandate of the Red Bridge Homes Association board is to protect property values in Red Bridge. Right now there are four empty stores in the Red Bridge Shopping Center. Obviously, those empty stores do not help our property values. If we lose more stores, and especially if we were to lose the Glenwood Theatres or the Sun Fresh Market, the drop in our property values could be substantial, not to mention the increase in crime that is often associated with empty stores in a declining shopping center. With that in mind, we have enclosed a copy of the Red Bridge Shopping Center brochure that we created to encourage people to shop there. Several other neighborhood associations in our area have agreed to distribute this brochure to their residents. Other efforts are underway including the possible sale of the shopping center to new owners. We are confident that with several nearby neighborhood associations working together we can attract new stores and revive the shopping center.

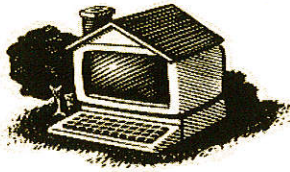
ISLANDS AND MARKERS...

We are transforming a traffic island at the corner of 117th Street and Locust Street in Red Bridge as part of a demonstration project. At the end of October the existing sod will be removed, along with 8-10 inches of the crown. This will be followed by tilling in compost. Once the island has been prepared, three Asian pear trees will be planted there along with a number of native perennial plants and bulbs.

A second island off 113th Terrace will also be modified. Eight apple trees will be planted on this island, also at the end of October. Then next spring we will complete the transformation by adding flowering dogwoods, beautyberry bushes and flowering native perennials.

The Red Bridge HOA spends a considerable amount of money mowing, fertilizing and spraying for weeds each year. By converting the islands from sod, over time we will be able to reduce, then eliminate this expense. We encourage you to attend our annual HOA meeting on November 22nd to learn more about our plans to transform these islands.

WHERE DO I REPORT A POTHOLE THAT NEEDS ATTENTION? CALL 3-1-1



NOTES OF INTEREST...

- ...**CPR TRAINING**---The KC Fire Department has recently launched **continuous chest compression training** for local groups and individuals. Also known as hands-only CPR, this training was approved as the preferred CPR method in 2008 by the American Heart Association. While the older regular CPR required you to stop pumping the victim's chest and took 4 hours for CPR training, this new form of non-stop compression requires only 15-20 minutes of training. Individuals or groups may sign up for training by calling 816-784-9999 and press prompt 1 or apply online at kcmo.gov/fire/customer-service-request/.
- ...**RED BRIDGE SOCIAL CLUB**---The RBSC has been meeting for 56 years. Its members, all women, meet for luncheons at restaurants and country clubs in the south Kansas City Metro area, usually on the third Monday of each month, from September through May. Each luncheon features entertainment, such as singers, acting ensembles, portrayals of historical figures and authors. A monthly newsletter informs members of the upcoming event. The club aims to have 100 women as members each year. Yearly dues are only \$13.50, which covers the cost of entertainment and the newsletters. Prospective members are always welcome to join the group for a luncheon and if you wish to become a member or learn more about the organization, you can call Katherine Long, the membership chairman at 816-942-2561.
- ...**GET SERIOUS ABOUT SAFETY**---Cut the odds of a home invasion---Get serious about locking doors and windows. Train the kids to do it, too. According to the National Crime Prevention Council, more than 60% of break-ins show no sign of forced entry. If you think someone could be in your house, get out and dial 911. If it's just the cat, you can call back.
- ...**MAYOR'S 'TURN THE PAGE KC' INITIATIVE**...TURN THE PAGE KC'S goal is to mobilize the community to achieve reading proficiency at grade level or above for all KC's third graders, with the idea that an educational attainment at the third grade level is instrumental to individual success in the future. In Kansas City right now, there are 145,000 people who can't read this sentence and 22 percent of the youth are not prepared for the workforce. The program needs volunteers to read weekly one-on-one with area children. To sign up, visit www.turnthepagekc.org.
- ...**KC'S NEW STREETCAR LINE**...STREETCAR construction began early summer. Once complete, the starter line will include a two-mile round trip streetcar route (four miles of track) along Main Street connecting the River Market area to Crown Center and Union Station. It will serve the City's Central Business District, the Crossroads Art District and the Power and Light District, as well as residential areas. Construction will take approximately 18 months and is to create hundreds of local jobs. Crews continue to line sewer pipes along the streetcar route. While this process has a minimal impact on traffic, you may notice a "chemical-like" smell when you are in the area of this work. This smell occurs when the pipe liner is curing and is not harmful to people or animals.

FROM THE PRESIDENT...Our Red Bridge Homes Association dues for this coming year will be \$60.

As you will recall, at an annual meeting a few years back the homeowners decided to raise the dues by \$5 each year until a rate of \$75 a year is reached. We still have a few more years to go in that process. This fee is considerably less and homeowners get significantly more than in many comparable neighborhoods in the Homes Associations of Kansas City. For example, while there are well over 800 homes in the Red Bridge development, the Verona Hills neighborhood with 750 homes maintains a fee that averages \$150 per home per year. That is more than twice as much as Red Bridge. When J. C. Nichols created the Red Bridge development, he inserted the legal requirement, backed by Missouri law, that owners of houses in the Red Bridge development pay a yearly fee set by the homeowners themselves at annual Red Bridge Homes Association meetings. This is legally similar to a condominium fee. Paying dues is a requirement of home ownership for those who choose to own homes in the Red Bridge development just as those who choose to own property in Jackson County are subject to Jackson County property tax.

In addition to the legal requirement, there is also a separate compelling moral rationale. The prime directive of the Red Bridge Homes Association is to protect property values in the Red Bridge development. Most Red Bridge development residents understand this and contribute to this goal in a variety of ways. In addition to paying their annual dues Red Bridge Trash Walkers take the time to pick up trash in their walks throughout the neighborhood. Keeping Red Bridge beautiful includes keeping the grass cut and bushes trimmed on the 18 islands as well as flowers planted and watered in the 35 marker boxes throughout the neighborhood. This cost is a great deal of money. And, as well, the snow plowing alone cost the Homes Association approximately \$20,000 this past winter.