



THE BRIDGE

Spring 2011 Newsletter

From the Red Bridge Homes Association

RED BRIDGE FALL FESTIVAL

OCTOBER 2011

Hopefully everyone enjoyed the festival last October, and we are excited to announce the tradition will continue this coming October 2011! Be on the lookout for details in the summer newsletter.

Need Tulips?

The tulip bulbs will be removed from the planters in the next few weeks, and any residents who wish to take some free of charge should contact Jim Wright at 816-943-0456 or jwright2040@kc.rr.com to make arrangements to pick them up.

Please welcome our newest residents to the neighborhood!



Bryce Scovill on E 109th Terr Jeramy Page on E 109th st
Jim Holman on E 110th St Brandon Kimmerly on Minor Dr
John & Margaret Raya on Wornall Rd Lester Jones on Lydia
Michael & Renee Devoe on E 110th St Janis Elder on E 110th St
Charles Myers on E 108th Terr Dale & Linda Rockers on Wornall Rd
Michael Murray Forest Jennifer Carmichael on E 109th St Shawn Crow on E 113th Terr
Whitney & Wade Williamson on E 115th St Daniel & Rosanne Ostlie on E 110th ST
Dean & Carolyn Guy on Wornall Rd Michael & Robin Roberts on Oak St Ann Ortega on Walnut
Jon & Kelly Herman on Locust Duane McDonald & Julie Hook on E 110th St

It's always exciting to see new faces, and the best way to keep our neighborhood safe is to know who your neighbors are. So remember....you don't have to be "best friends" to be friendly. Just say hello! These new residents are just since August 2010, so it's great to see that our neighborhood is still in demand even in these troubling times.

Avila University—university President Ron Slepitzka Ph.D. would like to open the doors of the campus to the community by inviting us to share in the improvements being made. There is a cafeteria open to the public & facilities that can be used for social events. To learn more about the projects in the works visit www.avila.edu/progress.

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

Joe Gawron-President 816-942-3058
highvoltagecrow@yahoo.com

Jim Wright- Island Markers 816-943-0546
jwright2040@kc.rr.com

Katherine Coates-Vice President 816-943-1407
klrcoates@yahoo.com

Sharron Hill-Community 816-942-1557
sharronkh@hotmail.com

Shanna Smith-Newsletter 816-942-4649
Shannasmith1970@yahoo.com

Heather O'Malley-Treasurer 816-942-4008
homalley@everestkc.net

Louise Clossick-Secretary 816-942-7217
jimilu@swbell.net

Julie Gabriele-Snow Removal 816-942-5595
tlk2julie@hotmail.com

Barbara Alderman-At Large 816-942-3321
grandmabarb@gmail.com

We are sad to announce Ryan Allenbrand has resigned as secretary. We thank him for his service on the board, and wish him much success in his new position as first time dad! Thank you Louise Clossick for stepping into the position and keeping us organized.

We are also looking for new volunteers to help with publishing an updated neighborhood directory. Also, if anyone is interested in organizing neighborhood events please let us know. Social events are the best way to get to know your neighbors in a relaxed setting, and knowing your neighbors promotes security and safety.

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

ONE MANS TRASH IS ANOTHERS MANS TREASURE!!

Its garage sale time again. The dates will be Friday and Saturday, June 3rd & 4th. 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. We all know it's hard to keep it out of sight until bulky pickup once you're motivated to clear out stuff. However, using the curb as a long-term extension of the trashcan makes our neighborhood look, well...trashy. Please try not to put bulky items out more than a day in advance of the scheduled pickup. If you're not sure what can go, please see detailed info listed later in this newsletter.

A Note From Our Snow Removal Queen...

Julie Gabriele--- Ah, this past winter was a blustery one wasn't it? We started our battle with old man winter in December 2010 with a blizzard affectionately referred to as snowmagedon/snowpocalypse that measured 12 inches of snow! We had 4 other snow storms ranging in measurement from 2 to 8 inches. This whole snow filled winter we've had has come with a price tag. We've spent \$20,515 on snow removal/ice treatment to date. The budget was set at \$18,000 earlier this year, when we all expected to shovel normal amounts from our driveways, not the extraordinary numbers we received. The homes association has the money to fund snow removal in such bad & unexpected winters through everyone's dues paid each December. The silver lining in having all of this moisture, in its various forms, is that the tulips in the markers are now showing their happy colorful blooms. They are extra pretty I'm sure due to the watchful eye of our marker's and islands guy, Jim Wright, and the abundant water received this winter. To spring!!!

Property Maintenance—Please be considerate of your neighbors that are staying, moving in & selling homes in the area. Remember that how we each maintain our homes affects everyone else. This includes making sure pets are not running loose and cleaning up after them on walks. Especially in this market, we all have to do our part to maintain property values. Also, kudos to all those who kept driveways shoveled during the snow storms. That was no small feat considering how much there was!

Annual Meeting—Thanks to all who attended the annual meeting last October. It was very successful, and we were able to get a lot of feedback from residents. Some of the comments received that we are still working on are ways to control speed in the neighborhoods (speed bumps, etc.), focus on homeowners that don't pay dues, sidewalk repairs & property maintenance.



Delinquent Dues and Liens

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 Kansas City (HAKC) 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.

9 homeowners are in serious arrears on their dues, ranging from \$437 to \$1552. Property liens have been filed on the following addresses:

607 E 110 th Terr	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	209 E 113 th St
11505 Wornall Rd	

Unfortunately, a small number of households do not 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 2010. Any homeowner with delinquent dues risks having a lien placed on their property, and their address published in the subsequent newsletters. Steps are currently in motion 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 77 Homeowners in arrears totaling approximately \$12,257. If you are delinquent, please pay the bill now, rather than a much larger one later.

Bulky Item Collection Program

Residents of Kansas City, Mo., now have the option of using the City's no-charge Bulky Item Collection Appointment System, or for a fee, can access additional bulky collection options that provide greater flexibility.

Fee Based Bulky Services

(from Town and Country Disposal)

The City has negotiated reasonable rates for residents to use *Bulky Express*, a new service that provides residents greater flexibility for bulky collection. In addition to *Bulky Express*, residents can also make arrangements for the rental of dumpster-like boxes for the disposal of material from home do-it-yourself projects. To utilize these services or to learn more, contact Town and Country Disposal by calling 816-380-5595 between 8 a.m. and 5 p.m. Monday through Friday or visit *Bulky Express* online.

NO-CHARGE BULKY APPOINTMENTS

(from the City's Solid Waste Division)

The City's no-charge appointment-based Bulky Item Collection Program is for disposal of large household items that cannot be handled in the regular weekly trash collection.

NO-CHARGE ONLINE APPOINTMENT SCHEDULE SYSTEM

- Make an appointment online using the Online Bulky Scheduler
- Please read all rules and information below

Making an Appointment

- Make an appointment online using the Online Bulky Scheduler
- By phone: Call 311 or (816) 513-1313 to schedule an appointment
- Appointments must be made at least 48 hours in advance
- Collections will not be made without an appointment
- Items must meet guidelines for large item collection
- Download a list of acceptable and unacceptable bulky items

The Bulky Item Collection program **DOES ACCEPT:**

- Refrigerators, freezers and air conditioning units
- Metal appliances such as stoves, dishwashers, washing machines, dryers, water heaters and furnaces
- Furniture such as couches, tables, chairs, TV's, beds, mattresses and metal furniture
- Other items such as bathroom fixtures, cabinets, rugs, garage doors, lawn mowers, railroad ties, disassembled swing sets and metal fencing
- Storm windows and glass panes. To help prevent injury, place a large "X" of masking tape across glass panes to prevent shattering and stack them separately from other bulky items.

The Bulky Item Collection program **DOES NOT ACCEPT:**

- Trash in bags or boxes*
- Commercial or business trash or waste materials, including trash or waste from businesses conducted in or from a residence
- Piles of stuff, bags or boxes of smaller items
- Loose or scattered materials
- Closed drums or fuel tanks, metal drums must have both ends removed to be collected
- Automobile bodies or gas tanks
- Loose building materials and lumber**
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*Trash in bags or boxes will not be accepted in bulky collections. These items must be disposed in the regular weekly trash collection. If a household places more than two bags/boxes at the curb, a \$2.00 Excess Trash Tag needs to be attached to the excess bags or boxes, and they are available from the Customer Service desk at Price Chopper locations.

***As long as specific bundle and bag guidelines are followed, building materials and lumber can be placed curbside for weekly trash collection. The bundle and bag guidelines are as follows: Materials bound in 4'x2' bundles that weigh less than 40 pounds will be accepted. Sheetrock, plaster and loose materials will be accepted in regular trash bags if they weigh less than 40 pounds. Bags and bundles are part of the weekly two-bag limit. Therefore, Excess Trash Tags may be required and tags need to be attached to the excess bags or boxes, once again they are available from the Customer Service desk at Price Chopper locations.*

Note: To make an appointment for the collection of bulky items, please contact the City's 3-1-1 Action Center. Call 311 or (816) 513-1313 to reach the 3-1-1 Action Center.