

## *What's Up?* Westmont Newsletter May 2014

### **Westmont HOA – Restrictions and Enforcement Resolution – What is it?**

At the April 2014 meeting your HOA board of directors adopted a Restrictions and Enforcement Resolution (effective May 1, 2014) under the direction and guidance of Rod Hoffman with the law firm Slagle, Bernard & Gorman who specializes in all aspects of Home Associations. Those of you who were in attendance at our 2013 annual meeting may recall his presentation.

So what is this Resolution all about? It is a policy for dealing with violations of Westmont's restrictive covenants. This procedure involves (1) receipt of a written complaint about a violation by a homeowner or board member, (2) investigating the violation by the board, (3) sending notice of the violation and request for compliance to the owner, and (4) conducting a meeting with the owner, if necessary. In simpler terms it is about protecting community harmony as well as individual and collective property values for all Westmont Homeowners.

This procedure is not perfect as there is not a perfect way to handle violations. The hope is that these types of procedures will promote a balanced, cooperative approach to enforcement.

Bottom line we are all neighbors with the aspiration to live in peace and harmony with one another. As your board we ask you to recognize and remember that when you purchased your home you in effect agreed to abide by the Westmont Covenants and Restrictions. These covenants & restrictions went into effect over 30 years ago before the first home was ever built. Please remember any time you plan to make a change, "any change" to the exterior of your home you must first seek the written approval of your HOA Board. In doing so it will save you, and all involved, time and most likely money.

Call or email me or any of your board members if you have a question about the approval process.

Sincerely,

Mike Perry

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**2014 Westmont Neighborhood Directory:** The Board is ready to prepare for production and a few homeowners haven't responded. We are requesting your name, address, home and/or cell phone number(s), and e-mail address. Email to HA-KC: [jmarlay@ha-kc.org](mailto:jmarlay@ha-kc.org); FAX to (913) 385-2441; or mail to HA-KC Office, 4200 Somerset Drive, Prairie Village, KS 66208. Contact Pam Tittle or Barbara Kolom if you need help or have questions.

**Grounds Committee:** **Bags of yard waste:** Spectrum Ground Service requests homeowners to please place bags of yard waste at the curb by 9:00 AM on mowing day. This will allow them to load the bags while the equipment is off the trailer. That way, our Spectrum crew can easily reload the equipment at the end of the day. Thank you!

If it rains on mowing day, check the Westmont Information Box near your mailbox so you know the day mowing is rescheduled.

**Home Improvements Abound!** Now that spring is here, so many neighbors are busy with exterior and interior home improvements. Many are making landscape changes, too. We're eager to see the outcomes. Westmont is a friendly and beautiful place to live!

**Annual Garage Sale This May:** Our Spring Garage Sale is May 15, 16, and 17. On Monday, May 19, a City Union Mission Truck will pick up anything you would like to donate. Please have your things to the curb by 8:00 AM. Items they cannot take include: broken, heavily stained furniture; dishwashers; large refrigerators; and chemicals. They will take most TVs. A receipt for your items will be left at the door. Call Brenda Flagler, 498-1617.

### **SOCIAL NEWS**

- **Tea at Three**—Second Tuesday each month. Bring a treat to share, if you wish. **EVERYONE IS WELCOME!** **May Tea will be May 13, 3 pm, at Brenda Flagler's home, 8335 W 120 St.** Please call Brenda if you plan to attend: 498-1617.
- **Bunko**—Second Wednesday each month. **Bunko will be May 14, 7 pm, at the home of Carol Cassidy, 8405 W 119 Terrace.** If you have questions, contact **Ginger Burns** at [gburns001@everestkc.net](mailto:gburns001@everestkc.net)
- **Bridge**—Last Wednesday of each month. **May 28, 7 pm, at Margaret Dack's home,** 12000 Mackey. If you'd like to join, call Margaret at 345-2610.

**May Westmont Board Meeting:** Monday, May 19, 2014 at 6:30 pm, St. Thomas the Apostle Episcopal Church, 12251 Antioch, Overland Park, KS 66213.

**HOMES ASSOCIATIONS OF KANSAS CITY:** [www.ha-kc.org](http://www.ha-kc.org) HAKC maintains the Westmont website. The website gives you access to the Westmont newsletter, Board minutes, by-laws and restrictions, Westmont exterior materials and color guide, the ARC Application for exterior home changes, and general information about the Board and Westmont Homes Association.

**Do you have a Westmont suggestion or concern?** *Contact our Board members 8am-5pm.*

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- ▶ **Don Niemackl, Treasurer** 913-451-3985 [deniemackl@sbcglobal.net](mailto:deniemackl@sbcglobal.net)
- ▶ **Ken Knese, Grounds Chairman** 913-481-1123 [kenknese@aol.com](mailto:kenknese@aol.com)
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