

What's Up Westmont?

January 2016 Newsletter

*Happy New Year and
Best Wishes for a Wonderful 2016!*

You can start off the New Year with "bank automatic withdrawal/auto-pay dues payment. Consider this easy way to pay your monthly Westmont Association dues. Contact the HAKC and your bank for more information.

Strength in Numbers: With the cooler weather upon us, it's a great time to start thinking about those Spring and Summer projects. If you plan to contact a contractor to do concrete work, rotted wood replacement, painting, deck repair or even building a new deck or patio, it might be worth your time to see if anyone else in Westmont is thinking about doing the same. It almost always works to the homeowner's advantage when two or more homeowners seek competitive bids together. Generally speaking, when a contractor knows they have a number of projects in the same area, they often give better pricing than if they were to do a single project here and a single project there. If you are thinking about a project that you are going to bid out in the Spring or Summer, send an email to a Board member and let us know what kind of project you're planning and when you will be doing the work. We'll collect the names by project type and let you know who is also interested. Together you may be able to solicit a bid that will save you money!

2016 BUDGET:

The board approved the proposed budget for 2016 incorporating those items reported in the December newsletter. The new budget will go into effect starting January 1, 2016. The board will include the final budget number in the accounting information that will be sent out when the yearend finances are submitted. This should be in time to be included in the February Newsletter, but no later than March. If you have questions, please feel free to contact any of the board members.

GROUNDS COMMITTEE:

Leaf Cleanup: Spectrum Lawn Service completed two leaf cleanings, one the week before Thanksgiving and the second the first part of December. We added a third cleanup (front yards only) right before Christmas to make sure our lawns looked good for the holidays.

Holiday Lights: The Antioch entrance of Westmont is beautifully lit for the holidays. Enjoy!

Driveway Markers: With the coming of winter and snow removal services, residents are encouraged to purchase/install reflective markers. The markers alert the snow removal crews of the locations of the driveway dividers and significantly reduces the risk of damage to plantings. You can find the reflectors at hardware stores and big-box stores.

Snow Removal: Snow removal will occur when snow is above two inches. Your driveway, front sidewalk, and neighborhood sidewalks will be cleared. Spectrum will begin clearing snow when, according to weather reports, the snow storm is predicted to end.

When our snow crew is here to clean your driveway, please have your vehicles in the garage or along the curb. If you have vehicles in your driveway, it can't be cleared of snow.

When city snow plows are in our neighborhood, try to have your vehicles off the street. OP states: "Crews do their best to clear residential streets as quickly as possible. Their job is made easier when there are few vehicles parked on a street..." Vehicles "slow the operation and delay getting the streets cleaned." A web-based snow map to monitor plowing progress is available through the city's web page at opkansas.org.

PROPERTY VALUES:

It's a sad statement of the times, but one of our mailboxes on 121st Street was broken into around 3AM on Saturday, December 19th. It's likely thieves were looking for incoming or outgoing holiday cards that contain gift cards or money. Residents who use that mailbox will have to go down to the Post Office until the mailbox can be repaired or replaced. This event is a reminder for all of us to be aware of what is going on around us and immediately report any suspicious activity to the police.

NEIGHBORS:

No new neighbors this month.

SOCIAL NEWS

Tea at Three: Second Tuesday each month – For additional information, contact Brenda Flagler (913)498-1617 for the **April through December** gatherings and Peg Levitt (913) 491-2966 for **January through March**.

Bunko: Second Wednesday each month – For additional information, contact Ginger Burns at (913) 491-1353.

Bridge: Last Wednesday each month – For additional information, contact Margaret Dack at (913) 345-2610.

OTHER INFORMATION

January 2016 Westmont Board Meeting: Monday, January 18th at 6:30 pm, at St Thomas the Apostle Episcopal Church, 12251 Antioch, Overland Park, KS 66213. These meetings are open to all residents.

Homes Association of Kansas City: The Homeowners Association of Kansas City (HAKC) 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
- Westmont exterior materials and color guide
- ARC Application for exterior home changes

Do you have a Westmont suggestion or concern you want to share? Topic ideas for the newsletter?

Contact our Board members between 8am-5pm.

- ▶ **President** – Mike Perry, 816-210-4455, mkpkc@yahoo.com
- ▶ **Vice President / Property Values** – Hans Johansson, 913-451-4972, hans.ingemar.johansson@gmail.com
- ▶ **Secretary** – Audrey Smith, 913-787-7816, ahs432@aol.com
- ▶ **Treasurer** – Don Niemackl, 913-451-3985, deniemackl@sbcglobal.net
- ▶ **Grounds Chair** – Ken Knese, 913-481-1123, kenknese@aol.com
- ▶ **Social Chair** – Don Roth, 913-661-0036, donroth@sbcglobal.net
- ▶ **Newsletter Editor** – Carol Barlau, 913-491-1449, sunnydaz232323@yahoo.com