

What's Up Westmont?

July 2015 Newsletter

GROUNDS COMMITTEE:

Grass Cutting: Grass cutting will take place on Thursdays each week, weather permitting. Please be sure to keep your gates unlocked so the crew can cut the lawn in your back yards. Remember...please do not run your sprinklers on grass cutting day. If it rains on Thursday, grass cutting will take place on the next appropriate day.

Drainage: Ken reports that due to the amount of rain we've had, grass cutting has been difficult for the lawn crew. A number of reports have been received from the residents stating that their lawns have been "torn up" by the mowers. It's likely some of this may have been caused by the slipping of the mowers on wet spots as they do their work. We must remember that it is the responsibility of the homeowners to ensure proper water drainage for their lawns. If you have a sump pump, please ensure the water is pumped out in such a way that it can properly drain and no water is left standing or areas in the lawn or sidewalk are left excessively wet. A consideration might be a French drain system or reshaping your yard to allow for proper drainage. If you are not familiar with a French Drain, it is basically a trench filled with gravel, sometimes with a perforated pipe at the bottom of the trench to allow water to seep in and alleviate standing water or perpetual wet areas in the lawn.

Spectrum and Ken Knese have developed a list of the worst areas that need attention due to drainage problems. Contact Ken if you would like to obtain additional information on how to stop this problem.

Shrub Trimming: During the month of July, and unless otherwise directed NOT to trim, shrub trimming will be done in the front yard and/or any area that can be seen from the street.

Miscellaneous Ground Care: Ken Knese and several volunteers will be trimming the rosebushes in the development and along the outside fence line. Join me in thanking Ken and his volunteer team.

PROPERTY VALUES:

Inspections: Inspections have been completed and letters sent to homeowners. Overall results were fantastic. Of the 166 homes inspected, only 5% were identified as needing some level of repair or clean-up. Thank you to the 22 resident volunteers who assisted with this year's inspections. And a very special thanks to all residents for participating in this event. In the end, we all benefit with a more beautiful neighborhood.

As a reminder to those who received a "fair" rating, corrective action should be done within 6 months. However, if a "fair" rating was given for weed issues, this should be addressed immediately. If an item was rated "poor", corrective action should be done immediately.

If you have any questions regarding the inspection, please contact Hans Johansson at 913-451-4972 or Mike Perry at 816-210-4455.

Restrictions: Just a reminder that as you start planning your remodeling and maintenance activities, be sure to check the Westmont Exterior Materials and Colors guide for information on materials and colors for exterior walls, roofs and decks before starting any exterior construction, reconstruction, maintenance or

remodeling. Homeowners need to obtain written approval from the Westmont Board of Directors prior to beginning work by submitting an Architectural Review Committee Application (ARC) to the Board between the 1st and 15th of the month. ARC applications can be sent USPS, e-mail, or hand-delivered to the Board President or Vice-president. The Board will review and respond in writing by the last day of the month in which the ARC application was submitted. Both the Materials and Colors guide and the ARC form are available for download from the Westmont Website on the Homes Association of Kansas City website: www.ha-kc.org.

OUR NEIGHBORS:

Welcome to Our New Neighbors: We're happy you chose Westmont!

- Donita Beauchamp, 8420 West 119th Terrace
- Kashif Hameed & Saira Farrukh, 12030 Mackey

SOCIAL NEWS

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

July 2015 Westmont Board Meeting: Monday, July 20th at 6:30 pm, St. Thomas the Apostle Episcopal Church, 12251 Antioch, Overland Park, KS 66213.

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. The website gives you access to:

- 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? *Contact our Board members 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 Chairman** – 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