

What's Up Westmont?

October 2015 Newsletter

WESTMONT HOMEOWNER ANNUAL MEETING

The annual Homeowner's meeting will be held Monday, October 26th, in the community room of the St. Thomas the Apostle Episcopal Church. This year's dinner will be catered by the well-known Kansas City eatery - Stroud's, famous for their pan-fried chicken. Please note -- This date was picked to ensure no conflict with the MLB playoff schedule. **GO ROYALS!!!**

When: Monday, October 26th, 5:30PM – Social Time; 6:00PM – Dinner; 6:45PM – Business Meeting

Where: Community Room at St. Thomas the Apostle Episcopal Church, 12251 Antioch Rd, OPKS

RSVP: This event is for adult members of the Association. RSVP Deadline: Sunday, October 18th.

Don Roth at email donroth@sbcglobal.net or phone # 913-661-0036

Carol Barlau at email sunnydaz232323@yahoo.com or phone # 913-491-1449

During the meeting, Board members will give annual reports, new Board members will be elected, and there will be a question/answer period and open-floor discussion. Please consider attending the annual meeting. It's always a pleasure to catch-up with friends, meet new neighbors and share a delicious dinner together. Together we can shape the future of Westmont!

Board Member Elections: Two Board members' terms end this year: Mike Perry and Audrey Smith. The Board will present a list of nominees for consideration during the business meeting. Nominations from the floor may be made during the meeting or by proxy ballot. Please consider volunteering your time and giving back to the community by taking a position on the Board.

Proxy Ballot: A sample ballot is enclosed with this newsletter. This enclosure may also be used as a Proxy Ballot if you are unable to attend the meeting. Read the directions carefully and complete the proxy ballot, being sure to sign it. Your proxy designee must be an Association member in good standing or a renter of your property.

Open Meeting: If you have questions for the Board, please send them in writing by October 18th to: Westmont Board, 11920 Mackey St, Overland Park, KS 66213. If you would like to speak at the meeting, please call a Board member by October 18th so you may be put on the agenda.

GROUNDS COMMITTEE:

Spot Seeding or Over-seeding: Fall is a great time of year to take care of bare or thin spots in your lawn. If you are looking for a recommendation for seed that is heat resistant and a blend developed for this area, a seed called "Heatwave" is highly recommended. "Heatwave" is a medium blade fescue and is available at the Grass Pad for approximately \$2.29/lb. Also, as you do your work around the yard, don't forget about the boulevards. The areas between the sidewalks and street sometimes don't get the TLC they deserve. A little black dirt and grass seed would go a long way to adding to your curb appeal.

Grass Cutting: Due to the slower growth of the grass, we will probably have only 2 or 3 grass cuttings in October. Be sure to check the Westmont Message Boxes near your mailbox for updates. As a reminder, grass cutting will be done on Friday's for the remainder of the cutting season. 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 Friday, grass cutting will take place on the next weather appropriate day.

Yard Waste: On trash pickup day, up to 8 bags of yard waste can be put out for pick up for the months January through September and 10 bags for October through December. Yard waste must be placed in biodegradable bags. Branches and stick waste must be in tied bundles no more than 36 inches in length.

Lawn Sprinkler Shutdown: Contact Ken Knese by October 31st if you would like to have your sprinkler system shutdown for the winter months. Ken's email (kenknese@aol.com) or phone (913-481-1123). The cost will be \$45 and will occur the first part of November.

PROPERTY VALUES:

Inspections: We are seeing a lot of activity in the neighborhood with residents taking care of items identified during the inspection. Thank you for making Westmont a beautiful place to live. **Just a reminder, if you received a "poor" rating for any item, remediation must occur this year.** The inspection team has re-inspected the properties given "poor" ratings, and if no repairs have been done, you will be receiving a second notice. Items rated as "fair" need repair/improvements within 6 to 12 months.

NEIGHBORS:

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

- W. Sherlene Pounds, 12012 Hemlock
- Charles & Barbara Lacy, 12001 Hemlock
- Francis Wagner, Jr., 8402 West 119th Terrace

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

No Solicitation Exception: Our neighborhood is changing and we now have more families with young children who may engage in fundraising activities. For this reason, the Board has made the decision to waive the "No Soliciting" policy for children living in Westmont, and allow them to engage in the door-to-door selling of coupon books, candy, popcorn or other items for their Scout organizations, school, church, etc.

October 2015 Westmont Board Meeting: Monday, October 19th at 6:30 pm, at 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, 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 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