

What's Up Westmont?

December 2015 Newsletter

*Merry Christmas, Feliz Navidad, Happy Hanukkah,
Happy Kwanzaa and Warmest Wishes for Your New Year!*

We All Play A Part – From time-to-time there are questions, especially from our new residents, on what services are included as part of your monthly dues, and what services you as a homeowner have to do to keep Westmont looking great. Here are just a few things that have been shared in the past and may serve now as a reminder.

HOA provided services include:

- * Lawn mowing
- * Applications of herbicides and fertilizers
- * Periodic seeding and aeration, and limited tree trimming as directed by the Board
- * Perimeter irrigation and lighting
- * Spring and Fall clean-up of common areas and lawns
- * Trash and recycling removal and lawn debris pickup
- * Snow removal when it's two inches or more
- * Maintenance of common areas including trimming and spraying, and replacement of shrubs, flowers, and trees, as needed
- * Services of HOA of KC for billing and records keeping

Homeowner provided services include, but not limited to:

- * Exterior home maintenance such as foundation and roof repairs, wood rot, painting and gutter repair
- * Correction of drainage problems in yards
- * Care of trees, plantings, and flowerbeds on a homeowner's property
- * Yard maintenance such as deck, fence, driveway and sidewalk repair
- * Periodic sidewalk and driveway cleaning
- * Lawn care such as watering, over seeding, weed removal, etc.

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.

2016 BUDGET:

The board reviewed the preliminary budget for 2016 and found it necessary to increase a few items. In Lawn and Ground Maintenance, we are allowing for two additional mowings and an expense for aerating/seeding for all the lawn areas. This is a continued effort to maintain and improve the overall appearance of Westmont. There will also be additional administrative costs for preparation and mailing of the updated residents' directory. Based on the revenue and expense for this year and next year's preliminary projections, we will stay within our long term budget goals. After year end, we will provide home owners the final accounting for the year 2015.

GROUNDS COMMITTEE:

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.

Leaf Cleanup: Spectrum Lawn Service will have completed the first of two leaf cleanings the week before Thanksgiving. The second will be done the week before Christmas.

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.

Holiday Lights: The Antioch entrance of Westmont will be lighted for the holidays this year beginning Nov 27th.

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:

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. Follow-up property inspections have been completed. Homeowners with a "poor" rating will be receiving a letter requesting repairs to be completed by the end of this year or contact the Property Values chair to discuss.

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

December 2015 Westmont Board Meeting: Monday, December 21st 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