

What's Up Westmont?

September 2016 Newsletter

Westmont Annual Meeting: We've got a date! Our annual meeting will be held on Tuesday, October 18th. We had really good reviews on last year's event, so we will again have Stroud's cater the dinner for us. Yummmmm. Plan to attend and meet your neighbors. This is a great opportunity to get involved and be an active part of the Westmont neighborhood. More details and location will be coming in next month's newsletter.

2016 Westmont Neighborhood Directory: To date, less than half of our residents have returned the completed form. Don't be left out. If you have not done so, take a few minutes to complete the Westmont Neighborhood Directory Request Form and return it with your dues payment this month. Forms can also be returned by emailing the information to the HA-KC: psteele@ha-kc.org, faxing the information to 913-385-2441, or sending the form via USPS to the HA-KC Office, 4200 Somerset Drive, Prairie Village, KS 66208. We have recently formed a committee to help boost participation, so someone may be contacting you for your directory updates.

Mailbox Updates: Watch for updates in the message boxes by each of the mailbox units. We will try and put out a new update every two weeks.

TREASURER'S REPORT

We had a very good month with only one report of late dues. Thank you. As we've said in the past, the best way for all of us to keep our monthly Homes Association Dues at a minimum, is to keep our accounts current and pay each month's dues on time. This will avoid the penalty and interest each month for late payments. Any portion of dues that goes unpaid by the 20th of each month is assessed a penalty of 15% of the unpaid balance plus interest at 10% per annum. Prompt payment will also allow the yearly budget to be adequate to meet the projected expenses.

It is understood that situations may arise on occasion that make it difficult to meet all monthly expenses. If this is the case, please notify the HA-KC management consultant at 913-385-2440 or call our treasurer listed in the directory to make arrangements. You may also call these numbers if you would like to make arrangement for automatic monthly withdrawal for payment from your bank. Your timely payments are appreciated by all.

GROUNDS COMMITTEE

Lawn Aeration and Over Seeding: Green Head Turf will begin the aeration and over seeding on September 12th. As stated in previous newsletters, if you **do not** want this done, **please contact a Board member immediately**. Please make sure your sprinkler heads and boxes are flagged well ahead of time to avoid damage during the aeration process. If you wish to have Green Head Lawn locate and flag the sprinklers for you, contact Brian at 913-645-9586 no later than September 10th. Their cost is \$25. If the sprinklers are unmarked and are damaged during the aeration process, the homeowner will be responsible for repairs.

Lawn Services: Spectrum Lawn Services will do additional yard work, weeding, shrub trimming, plantings, mulching, etc., at a discounted rate of \$35-\$45 per hour. If you are interested please contact Carolyn at 913-393-4357 or email her at cdean@spectrumofkc.com.

PROPERTY VALUES

Home Improvements Abound: Another reminder...before you start your outside improvements please remember to complete and submit an ARC Form for any exterior home/yard changes to Hans Johansson, VP/Property Values. The ARC Form can be found on the HA-KC website (www.ha-kc.org).

Weeds, Weeds, Weeds: The hot weather may slow down the growth of our lawns, flowers and shrubs, but the weeds seem to always flourish. Keep your flower beds and space between the driveways free of weeds and keep Westmont looking beautiful!

NEIGHBORS:

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

- Michelle Stone, 8336 West 120th Street

SOCIAL NEWS

Tea at Three: Second Tuesday each month – For additional information, contact Brenda Flagler (913) 498-1617 for the **April thru December** gatherings. No “Tee at Three” in the months of January, February or March.

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

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

OTHER INFORMATION

THANK YOU KEN! For those of you who may not know, Ken Knese recently resigned his position on our HOA Board. Ken has worked tirelessly for many years to help Westmont residents have the attractive neighborhood we all enjoy and appreciate. We will always be grateful for Ken's many contributions and he will truly be missed. He is a good neighbor and friend who has **VOLUNTEERED** so much of his time for the benefit of all Westmont residents. Thank you Ken for all you have done for us! These are big shoes to fill, but if any resident thinks he or she can help with the maintaining of our neighborhood grounds, please volunteer your time to serve on the Westmont HOA Board. --- With appreciation, from many Westmont residents.

Looking For Something Fun? The Deanna Rose Farmstead at 13800 Switzer Rd is having their annual “Pumpkin Hollow” event starting September 30th through October 31st. Horse-drawn wagons take you to and from the pumpkin patch where you are sure to leave with your very own pumpkin. At the patch, you can get lost in a corn maze, climb a hay pyramid and slide down the giant hay slide. There is a fee for this event, so heads up to that. Check the website for more information, <http://www.opkansas.org/events/pumpkin-hollow/>.

Newsletter: We want the newsletter to be something you look forward to and something that shares items of interest to everyone. If you have any topics you would like to include in the monthly newsletter, please contact Carol Barlau at 913-491-1449 or sunnydaz232323@yahoo.com.

September 2016 Westmont Board Meeting: Monday, Sept. 19th 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 & Westmont HOA
- 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?

Your feedback is important! Contact a Board member between 8am-5pm with your suggestions or comments.

- ▶ **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** – Vacant
- ▶ **Social Chair** – Don Roth, 913-661-0036, donroth@sbcglobal.net
- ▶ **Newsletter Editor** – Carol Barlau, 913-491-1449, sunnydaz232323@yahoo.com