

What's Up Westmont?

December 2016 Newsletter

No matter how you say it - Fröhliche Weihnachten, Feliz Navidad, Happy Kwanzaa, God Jul, Happy Hanukkah, Krisamas Kee Badkaee, Schastlivogo Rozhdestva, Joyeux Noel and Merry Christmas, we wish you the Warmest Wishes for the Holidays and Your New Year!

Tis The Season.....to be careful and protect yourself. The holidays can bring out the best in people, but unfortunately, they can also bring out the worst. The stores and malls will be busy; parking may be a challenge and expect more and slower traffic. Be patient. Here are some shopping tips:

When shopping in a store: 1) park in a well lit area, 2) don't leave your valuables or purchases in your car for all to see, 3) do not purchase more than you can carry, 4) shop with a friend or family member, 5) be aware of your surroundings, and 6) be careful when you take your credit cards or money from your purse or wallet.

When shopping online: 1) make sure your computer is secure with the latest anti-virus software as well as a good firewall, 2) shop with companies you know and trust, 3) keep your personal information private and passwords secure, and 4) do not respond to email request to verify your password or credit card information.

TREASURER'S REPORT

2016 Budget: At the November Board meeting, the 2017 preliminary budget was presented and reviewed. The budget, as it was presented, was greater than our forecasted annual revenues for the upcoming year. The primary reason for the overage was the estimated expense associated with the planned tree trimming. Until the Board has completed the bid process for the trimming, an allowance of \$10,000 has been moved from our reserves to this line item. Other operating expenses that have increased for the upcoming year are lawn and grounds maintenance, trash pick-up and the replacement of select shrubs. The final budget will be presented for approval at the December Board meeting and will be reported in the January newsletter.

With the fiscal uncertainties of the snow removal and the tree trimming, the importance of the timely payment of dues is more important than ever to ensure our operating funds are sufficient to meet our monthly obligations. Thank you for your continued cooperation in keeping your monthly dues current.

Start 2017 with Automatic Withdrawal for HOA Dues: Consider this the easy way to pay your monthly Westmont Association dues. Call the HA-KC management consultant at 913-385-2440 to make arrangement for automatic monthly withdrawal for payment from your bank.

GROUNDS COMMITTEE

Tree Trimming: Every five years, the board solicits bids for trees to be trimmed in Westmont. The board will identify one tree per property to be trimmed and paid for by the Westmont association and offer homeowners to get additional trees trimmed, at their expense, but at the same negotiated rate. Trimming will take place in February 2017. **ACTION REQUIRED:** If you are interested in having additional trees trimmed, please call Brandon Fox at 530-723-0208 or send an email to brandon.jacob.fox@gmail.com by Friday, December 16th.

Sprinkler Shutdown and Winterizing: Green Head Turf has completed the sprinkler shutdown and winterizing. If you requested the service, but it has not yet been completed, send an email including your name, address and phone # to Brian at greenheadturf@gmail.com.

Driveway Markers: With the coming of winter, 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.

Holiday Lights: The Antioch entrance of Westmont is lighted for the holidays again this year! Enjoy!

Leaf Cleanup: Spectrum has completed the first of two leaf cleanings. The second will be done the week before Christmas. If you get “antsy” and feel the urge to rake before Spectrum does their thing, DO NOT rake your leaves into the street or storm drain! Take the time to bag or compost. In addition to the harmful effect it has on the storm water system and water treatment center, it is illegal to put anything other than clean rainwater or sprinkler runoff down a storm drain. Here is a link to the Johnson County Environmental Division website: <http://www.jocogov.org/dept/health-and-environment/environment/recycling/yard-waste-and-composting>

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 other stick waste must be in tied bundles no more than 36 inches in length.

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 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.

Holiday Lights and Luminary Walk: Don’t forget the holiday lights at the Deanna Rose Farmstead. A beautiful light display you can enjoy from the comfort of you car. Lighting begins Nov 24 and runs through Jan 7, 2017. For those who enjoy the brisk air of the night, the Overland Park Arboretum Holiday Luminary Walk is scheduled for the next three weekends – Nov 25-26, Dec 2-3 and Dec 9-10.

OTHER INFORMATION

Westmont “Info” Page on the HA-KC Site: We have begun using the Westmont Page on the HA-KC Site to notify homeowners of upcoming activities and date changes. Go to: www.ha-kc.org, click on “Kansas Associations” and then “Westmont”. It’s that easy! ☺

2016 Westmont Neighborhood Directory: Targeting the end of December to distribute the 2016 directory.

December 2016 Westmont Board Meeting: Monday, December 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 & 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