

What's Up Westmont?

October 2017 Newsletter

WESTMONT BOARD ELECTIONS: We will have several open positions on the board beginning in January 2018. A ballot will be delivered to your door the first part of October containing the names of residents running for board positions. The election will be held during our annual meeting on October 17th. If you are unable to attend the annual meeting, please fill out your ballot and give it to a neighbor who is attending the meeting or bring it to Carol Barlau's residence at 11920 Mackey St and put it in a box on her front step. Please, seriously consider doing your part to keep Westmont a great place to live by volunteering your time and talents to serve on the Westmont Board. It's not too late! If you are interested in serving or have questions, please contact Board President Carol Barlau at 913-491-1449, no later than October 6th so your name can be put on the ballot.

2017 WESTMONT ANNUAL MEETING AND DINNER: The annual homeowner's meeting will be Tuesday evening, October 17th in the community room of St. Thomas the Apostle Episcopal Church, 12251 Antioch, Overland Park, KS. RSVP to Barbara Kolom: bkolom@everestkc.net or 913-375-5159. Please provide the name(s) of those attending, your address, and phone number. Please RSVP by Oct. 10th.

Agenda: 5:30PM - Social Time; 6:00PM – Dinner; 6:45PM - Business Meeting

During the business meeting, Board members will give their annual reports and new Board members will be elected. There will be a question/answer period and open floor discussion before the meeting adjourns. Please consider attending. 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!

LAWN AND GROUNDS

Activities for October and November: 1) Mowing will continue on Fridays through October, as warranted, 2) Greenhead Turf will apply round five fertilizer and spray of residence and common areas late Sept/early Oct.

The Dot System: BJ Fox and Ken Knese have worked with BMR (current lawn service provider) to reinstate the dot system for lawn care services. Look at the end of your driveway for a colored dot. If you have any questions or concerns, please contact BJ Fox. Here is the meaning behind the dot system:

- **NO DOT:** Property will be mowed by the regular riding lawn mowers
- **RED DOT:** Property has back yard that must be push mowed
- **YELLOW DOT:** Property has small area to be cut and a "weed eater" will be used
- **BLUE DOT:** Property has unique front or side area that must be push mowed
- **BLACK DOT:** Property is a "no mow"

Fall Irrigation System Shut Down: Brian of Greenhead Turf, for a fee of \$45, will shut down your irrigation system in early November. You may pay him, cash or check (not credit card), at the time of service, or he will leave an invoice inside your front door. The deadline for making an appointment is Oct. 20th. Contact Brian at greenheaddturf@gmail.com.

Overhanging Tree Branches: We have lots of them! If you have tree branches hanging over sidewalks or over the white perimeter fence of Westmont, you are responsible for trimming them back. Thank you for your efforts and for helping maintain the safety and aesthetic beauty of our neighborhood.

Special Sub-Committee Report – Common Area Landscape Plan: The sub-committee, including Barb Kolom, Ken Knese, Gloria Menendez and Blaine Halvorson have been very busy documenting the plantings in the common areas, contacting designers for ideas on new plantings, and contacting nurseries for bids. They are working on a phased approach for 2017 and 2018 to refresh the landscape and create an aesthetically pleasing environment.

Special Sub-Committee Report – Bids for Lawn Services, Chemicals and Snow Removal: The sub-committee, including BJ Fox, Shirley Knese, Ken Knese, Joe Menendez, Nancy Kitts-Woodworth, Steve Mason and Hans Johansson have been very busy researching and contacting service providers to submit bids for a three year contract for lawn services, chemicals and snow removal. The sub-committee will collect the bids and prepare a presentation to the Board in October for selection of the service provider to be awarded a three year contract.

Gutter Screen Protectors: BJ Fox wants to know if you would be interested in installation of gutter screen protectors. We may be able to get a group discount if enough residents are interested. Please contact BJ for more information at brandon.jacob.fox@gmail.com

PROPERTY VALUES

During the month of October, Board members will continue to review the 2015 Property Inspection Forms. If you received a “poor” or “fair” rating on your form, Board members will be contacting you to discuss your plans for remediation. Hopefully, all items have been addressed by now. Property inspections are completed every three years, so the next one will be in 2018.

OTHER NEWS

OP Large Item Pick Up--October 28. Be ready by 7 am. Only five large items allowed. No bags or boxes full of anything. No decking, fencing, tires, lumber, paint, motor oil, liquids or hazardous waste. All the information you need is on Overland Park’s web page: www.opkansas.org. Search “large item pick up.”

Street Parking: A reminder. It is the policy of the Homes Association to request residents to park in their garage or driveway. It is understandable that visitors and service vehicles may need to be parked on the street at certain times, however, the Westmont restrictions state that no vehicle shall be parked in the street for a period longer than 24 hours. In addition, vehicles parked in the driveway should not block the walkway. Parking on the street in Westmont creates hazards for both drivers and pedestrians by limiting the visibility of on coming vehicles. It also detracts from the overall aesthetic appearance of your neighborhood. Thank you for helping keep Westmont a safer place to live.

SOCIAL NEWS: Tea at Three: Monthly Tea at Three meetings are held the second Tuesday April through December, 3pm, at Brenda Flagler’s home, 8335 W. 120th Street (913-498-1617). Teas is not served January through March.

Bunko: Second Wednesday of month. For additional information, call Ginger Burns at (913) 491-1353. **Bridge:** Last Wednesday of the month at the home of Nancy Woodworth, 12002 Mackey. For additional information, contact Nancy at (219) 688-4760.

OTHER INFORMATION

October 2017 Westmont Board Meeting: Monday, October 16th at 6:00 pm at St. Thomas the Apostle Episcopal Church, 12251 Antioch, Overland Park, KS 66213. The 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?

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

- ▶ **President** – Carol Barlau, 913-219-8008, carol.barlau23@gmail.com
- ▶ **Vice President / Property Values** – Don Roth, 913-661-0036, droth@kansasasphalt.com
- ▶ **Secretary** – Mark Jenkins, 816-803-7662, markjenkins1953@gmail.com
- ▶ **Interim Treasurer** - Carol Barlau, 913-219-8008, carol.barlau23@gmail.com
- ▶ **Grounds Chair** – BJ Fox, 530-723-0208, brandon.jacob.fox@gmail.com
- ▶ **Social Chair** – Board members will jointly fulfill this position.
- ▶ **Newsletter Editor** – Barbara Kolom, 913-375-5159, bkolom@everestkc.net