

What's Up Westmont?

November 2017 Newsletter

WESTMONT ANNUAL HOA MEETING AND DINNER

A huge "thank you" to all that attended the dinner and meeting on Tuesday, October 17. We had a fantastic turnout of almost 90 people! Based on the feedback, a great time was had by all as we shared a meal of Stroud's chicken with all the fixings. The Board members each gave an account of what had transpired during the last year followed by a wonderful Q&A session with homeowners. We held a drawing in which the following lucky homeowners won one month's free dues: Pat Bever, John Waite and Sue Rodgers. Congratulations to the lucky winners! Please consider attending next year's annual dinner and meeting...you will be glad you did. Meeting packets are still available if you would like one. Please contact Carol Barlau at carol.barlau@gmail.com or 913-219-8008 to obtain a copy.

TREASURE'S REPORT

The September expenses were reviewed by Carol Barlau, Interim Treasurer, and discussed at the October Board meeting. The financial statement for September, provided by HA-KC, was reviewed and agreed to be in order. Work has begun on a preliminary budget for 2018 and a first draft will be reviewed at the November Board meeting.

LAWN AND GROUNDS

Fall Irrigation System Shut Down: Brian of Greenhead Turf will shut down your irrigation system in early November for a fee of \$45. Payment may be cash or check (not credit card), at the time of service, or he will leave an invoice inside your front door. Contact Brian at greenheadturf@gmail.com for this discounted service no later than November 5.

November Grounds Activities: 1) Mowing on Fridays will continue as warranted due to slowing grass growth; 2) Greenhead Turf will apply Round 6 fertilizer on yards. If you think your yard is missed, BJ Fox would like you to notify him by text. 3) Common areas will be sprayed

WTC Tree Trimming: They will return for touch-up sometime in November. If you have some personal tree work you'd like done by WTC when they return, send a text message to BJ Fox. Personal tree work is paid by the homeowner. Salute to WTC for the help they gave to so many after the destruction caused by hurricanes this past summer and fall.

Sub-Committee – Common Area Refresh – The team of Barb Kolom, Gloria Menendez and Ken Knese have been busy planning and getting bids and designs for refreshing the common areas in Westmont. The plan is to do the work in phases, with some work occurring yet this year and the rest of it budgeted for 2018. Additional sub-committee meetings are planned, so there will be more to come in the next newsletter.

Sub-Committee – Bids for Lawn Services 3 year Contract – The team of BJ Fox, Shirley Knese, Ken Knese, Joe Menendez, Nancy Kitts Woodworth and Hans Johansson have been busy getting bids for a 3 year contract for lawn services. They have collected nine bids and are in the process of narrowing it down to the final few candidates to present to the Board. More to come in the next newsletter.

HOME WINTERIZATION CHECKLIST

The ever so unpredictable Ol' Man Winter is almost on us, so make sure you plan ahead. Read the tips on the following page:

- **Be Prepared** – Buy a snow shovel now so you'll have it before winter weather hits. Keep extra water and canned food in storage, just in case.
- **Gutters and Downspouts** – Clean gutters and downspouts in mid-fall and double-check them before winter. Install leaf guards to keep falling leaves and other debris out of cleared gutters.
- **Heating System** – Replace the filter in your furnace. Give your heating system a test run so you know it will work properly when you need it.
- **Insulation** – Check the attic, walls and basement for adequate insulation.
- **Caulking and Weather Stripping** – Simple leaks can sap home energy efficiency by 5 to 30 percent a year. Seal small cracks or openings around doors, windows and baseboards with caulk, expanding foam or adhesive weather stripping.
- **Run Fans in Reverse** – Many ceiling units come with a handy switch that reverses the direction of the blades. Counterclockwise rotation produces cooling breezes, while switching to clockwise makes it warmer. Air pooled near the ceiling is circulated back into the living space, may cut your heating costs as much as 10 percent.
- **Winterize your A/C and Water Lines** – Drain any hoses and air conditioner pipes, and make sure you don't have excess water pooled in equipment. If your A/C has a water shutoff valve, go ahead and turn that off. Turn off exterior water spigots. Remove window A/C units and store them so you don't invite cold drafts all winter.
- **Sprinkler Systems** – Have your sprinkler system winterized no later than the end of October.
- **Turn Down Your Water Heater** – Lowering the water temperature to 120 degrees Fahrenheit would reduce your water heating costs by 6 to 10 percent.
- **Mind the Thermostat** – For every degree you lower the thermostat during heating season, you'll save between 1 and 3 percent of your heating bill. Make it easier with a programmable thermostat.
- **Put on a Sweater** – A light long-sleeved sweater is worth about 2 degrees in added warmth, while a heavy sweater adds about 4 degrees in warmth. So cozy up and start saving.

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

November 2017 Westmont Board Meeting: Monday, November 20, 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