

# *What's Up Westmont?*

## December 2017 Newsletter

### *Happy Holidays!*

**Vice President Don Roth:** Don's three-year term on the Westmont Board will end December 31st. He has brought wisdom and the benefit of his professional experience to his service for Westmont Homes Association. Thank you for all you've done, Don!

#### **TREASURER'S REPORT:**

October financial statements and expenses were discussed at the November Board meeting and agreed to be in order.

**2018 Westmont Budget:** Carol Barlau, Interim Treasurer, created a draft budget for 2018 and presented it to the Board at the November Board meeting. Here is a summary of changes for some of the key expense categories:

- HAKC Expenses – Budget remains about the same
- Lawn & Grounds Maint. – Budget increase due to new lawn service contract
- Snow Removal – Budget remains the same
- Trash Collection – Budget increase due to price increase in 2017 and forecast for 2018
- Other Costs – Budget remains about the same

After a few minor adjustments, the budget will be submitted to the HA-KC as final.

**Monthly Dues Increase for 2018:** In the next few weeks, we hope to have the 2018 budget finalized. Given the price increases over the past few years and the contracts that have expired and new service contracts required, it's apparent a dues increase will be needed. While an exact amount of dues increase is not yet able to be determined, I can assure you the Board has been working hard trying to keep the increase as low as possible. More to come in the January Newsletter.

**Take The Stress Out Of Paying Your Dues:** If you are writing checks every month to pay your Westmont dues, there's another, much more convenient option; Westmont homeowners can have monthly dues automatically deducted from their checking account. Using the Auto Pay program can save you the time and expense of writing and mailing a check every month, or the fees associated with on-line payment or late payments. If you would like to register for Auto Pay, please complete the enclosed form and return it, along with a voided check, to the HA-KC office. If you have any questions about the Auto Pay program, please contact the HA-KC office at 913-385-2440.

#### **LAWN AND GROUNDS COMMITTEE:**

**December Activities:** 1) BMR completed the first round of leaf cleanup prior to Thanksgiving and will do the second round of leaf cleanup December 11<sup>th</sup> - 18<sup>th</sup>, 2) Green Head Turf will be applying the final winterizing treatment, a slow release nitrogen based fertilizer, the week of November 27<sup>th</sup>.

**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, call Brian at 913-645-9586. If you leave a message, be sure to mention Westmont and give your name and address.

**Sub-Committee Update – Bids for Lawn Services (3 yr contract):** **We have a new lawn service company!** The team of BJ Fox, Shirley Knese, Ken Knese, Joe Menendez, Nancy Kitts Woodworth and Hans Johansson has done an outstanding job in getting bids and finding low cost, quality lawn service providers. The committee made a

recommendation to the board and a company has been selected --- TLC Lawn Care, Inc. They are based in Olathe, KS and have been in business since 1986. They are an accredited business with the BBB and are fully insured. The final contract will be signed by the end of November. In addition, they have agreed to do snow removal for us this year, if needed. Hopefully, we won't. We will communicate additional information regarding TLC and services they provide in the upcoming newsletters.

**Sub-Committee Update – Common Area Refresh:** The team of Barb Kolom, Gloria Menendez and Ken Knese have done a great job of getting bids and ideas for refreshing our common areas. They have narrowed it down to two companies who will each submit a revised bid the week after Thanksgiving. Upon review, one company will be selected. The work for 2017 will be to remove all the dead plants and shrubs. In an effort to save Westmont money, Ken Knese and a few other volunteers will do the removal. The work for 2018 will be to revitalize the beds and put in the new plantings. The Westmont common areas will get a much needed makeover. More details to come in the next newsletter.

**Snow Removal:** Snow removal will occur when snow is above two inches. Your driveway, front sidewalk, and neighborhood sidewalks will be cleared. Snow clearing will begin when, according to weather reports, the snowstorm is predicted to end. If your vehicle is on the driveway, please move it to the street until your driveway is cleared of snow. When city plows are in our neighborhood, try to have your vehicles off the streets. Overland Park 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 the street." Vehicles "slow the operation and delay getting the streets cleaned." You may monitor snow plowing progress at [opkansas.org](http://opkansas.org)

## **OTHER NEWS**

**Street Parking:** If you park your vehicle along the curb in Westmont, do so in a manner that will allow your neighbors a clear view as they exit their driveways. This continues to be a problem.

**We have new neighbors:** Welcome to Westmont! We are happy you chose Westmont!

Anthony and Sherrie Pucket, 12031 Hemlock

James and Jonne Hoenachiedt, 12042 Hemlock

**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. 120<sup>th</sup> 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**

**December 2017 Westmont Board Meeting:** Monday, December 18th, 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](http://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](mailto:carol.barlau23@gmail.com)
- ▶ **Vice President / Property Values** – Don Roth, 913-661-0036, [droth@kansasasphalt.com](mailto:droth@kansasasphalt.com)
- ▶ **Secretary** – Mark Jenkins, 816-803-7662, [markjenkins1953@gmail.com](mailto:markjenkins1953@gmail.com)
- ▶ **Interim Treasurer** - Carol Barlau, 913-219-8008, [carol.barlau23@gmail.com](mailto:carol.barlau23@gmail.com)
- ▶ **Grounds Chair** – BJ Fox, 530-723-0208, [brandon.jacob.fox@gmail.com](mailto:brandon.jacob.fox@gmail.com)
- ▶ **Social Chair** – Board members will jointly fulfill this position.
- ▶ **Newsletter Editor** – Barbara Kolom, 913-375-5159, [bkolom@everestkc.net](mailto:bkolom@everestkc.net)