

# What's Up Westmont?

## January 2018 Newsletter

*Happy New Year and Best Wishes for a Wonderful 2018!*

### TREASURER'S REPORT

**Financials:** November financial statements and expenses were reviewed and discussed at the December Board meeting. All agreed financials to be in order.

**2017 Yearend Financials:** The board will include the yearend financial summary in the February newsletter.

**2018 Westmont Budget:** The Board approved the proposed budget for 2018 and it has been submitted to the HA-KC. The new budget will go into effect starting January 1<sup>st</sup>, 2018. Here is a high level annual summary by category:

Revenues	\$147,816 (\$74 / month dues)
HA-KC Expenses	\$ 15,227
Lawn & Grounds Mtce	\$ 73,798
Snow Removal	\$ 20,000
Trash/Recycling	\$ 31,505
Other Expenses	<u>\$ 21,442</u>
Total Expenses	\$161,972

**Monthly Dues Increase for 2018:** Based on the approved 2018 Westmont Budget, the Board has voted to raise the Westmont Homes Association monthly dues from \$70 to \$74 per month beginning January 2018. This 5.7% increase was necessary to cover the higher costs of the new lawn service contract, increased trash services costs and other maintenance increases over the past four years. The last dues increase was in 2014 when it went from \$62 to \$70 per month.

This was not an easy decision, nor was it made lightly. The increase will allow us to slowly get our reserve funds back to the recommended level (1 x Annual Budget) for any unexpected financial and weather events and still be able to do special projects for the benefit of all Westmont residents; and to keep Westmont property values high and ensure Westmont continues to be an a beautiful place to live.

Reminder: For residents who have their dues automatically deducted, there's nothing for you to do as our Management Company will make the adjustment on your behalf. **If you have set up payment through your online banking, please adjust your dues payment to the new amount beginning in January.**

### PROPERTY VALUES

**Architectural Review Committee Application (ARC Form):** It is required that this form be submitted to the board and approved before a homeowner begins work. You'll need this form when make any changes to the exterior of your home (windows, doors, garage doors, deck, patio, roof, siding, exterior paint and more). Please, completely fill in the entire form, giving as many details and samples as possible, before submitting to a Westmont board member. It will be reviewed at the next scheduled Board meeting (third Monday of each month). Our goal will be to return the form to the homeowner within two to three weeks of receipt. This form is available at our Westmont page at the HA-KC website. Go to [www.ha-kc.org](http://www.ha-kc.org). Select Kansas Associations, scroll down to Westmont.

### LAWN AND GROUNDS

**Lawn Services:** With the completion of the winterization treatment by Green Head Turf and the second leaf cleanup by BMR in December, this will end our contracts with these companies. In 2018, our lawn services will be provided by

TLC Lawn Care, Inc. Lawn care services include mowing, chemicals and snow removal. We believe this will result in a much better lawn and grounds service experience for Westmont.

**Sub-Committee Update – Common Area Refresh:** We continue to work through the final details of our common areas. Considering the need to raise dues, the Board believes it prudent to scale back on the overall plan and focus on areas that give homeowners the best return on the investment. Our sub-committee members have done an outstanding job exploring and openly discussing options. A recommendation will be made by the sub-committee and presented to the Board for approval at the January Board meeting.

**Snow Removal:** Snow removal will occur when snow is above two inches and when, according to weather local reports, the snow storm is predicted to end. Your driveway, front sidewalk and neighborhood sidewalks will be cleared. The decision to clear snowfall is a collaborative effort by at 1-2 board members and discussion with our new lawn service company, TLC Lawn Care.

### **OTHER NEWS**

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

- Naveen Shandilya and Neh Talwalkar, 11919 Mackey St
- Nicole Hartfel, 8320 W. 121<sup>st</sup> St

**Condolences:** Just days before Christmas, Westmont lost a wonderful friend and neighbor, Johnny Mohler. We express our sincere condolences to his wife, Cheryl, and their families. He will be missed dearly.

**Driveway Parking:** Just a reminder - when you park your vehicle on your driveway, please be sure your vehicle isn't on the public sidewalk. Many neighbors take walks throughout the day and parents are strolling with babies and toddlers. If a vehicle is blocking the sidewalk, they have to walk into the street to get around. If you would like more information on this subject, call Overland Park Community Services, 913-895-6270.

### **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**

**January 2018 Westmont Board Meeting:** Monday, January 15, 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
- ARC Application for exterior home changes
- Westmont exterior materials and color guide

***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)