

What's Up Westmont?

February 2018 Newsletter

PRESIDENT'S REPORT

New Board Members: Despite plans to finalize our new Board assignments at our December meeting, it was at our January meeting we had a quorum to move forward with our Board assignments. We would like to extend a warm welcome to our new board members and thank each of them for volunteering their time, talents, and expertise so Westmont may continue to thrive as a community and a place we call home.

- Shirley Knese – Vice President and Property Values
- Beverly Kitts – Treasurer
- John Rudzinski – Lawn and Grounds Director

You will find a complete list of board members at the end of the newsletter.

Westmont Neighborhood Directory Update: We will be updating the Board of Directors page in the directory with a “sticky” page that you will be able to adhere over the existing page. A huge thank you to Mark Jenkins for his time and talent to print these pages for us. Be looking for those to be delivered in February.

Monthly Dues: Just a reminder, beginning January 2018, the monthly dues increased from \$70 to \$74 per month. If you pay on-line or with a personal check, be sure to enter \$74.00 on the payment line. We'll work with the HAKC for this billing period to ensure no late fees or interest is assessed if you made an error in the amount. If you have automatic withdrawal of funds, the HA-KC has made that adjustment so you do not need to take any action. That is another great example why it's a good idea to set up an automated withdrawal. Regardless of your payment method, it's always a good idea to review your bank statement to be sure your payment has been applied correctly.

TREASURER'S REPORT

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

2017 Yearend Financials: Our expenses exceeded our revenues in 2017 by about 17K. This was mostly due to a \$30K overage in our lawn and grounds. Issues encountered with Spectrum forced a mid-year negotiation of a one year contract with another lawn service provider. Luckily, Mother Nature has been good to us so far this winter and we have not had any snow removal expenses. The remaining expense categories were within variance with the budget. Following is a high level summary of the 2017 annual financials (actuals vs. budget) by category:

Revenues (YTD)	\$140,320.44		
<u>Expense Category</u>	<u>YE Actuals</u>	<u>Annual Budget</u>	<u>(Over)/Under</u>
HA-KC Expenses	\$ 15,433.53	\$ 15,048.00	(\$ 385.53)
Lawn & Grounds Mtce	\$ 95,378.70	\$ 65,360.00	(\$ 30,018.70)
Snow Removal	\$ 0.00	\$ 20,000.00	\$ 20,000.00
Trash/Recycling	\$ 30,009.65	\$ 30,725.64	\$ 715.99
Other Expenses	\$ 16,904.62	\$ 19,760.00	\$ 2,855.38
Total Expenses	\$157,726.50	\$150,893.64	(\$ 6,832.86)

LAWN AND GROUNDS

New Lawn and Grounds Services Provider: TLC is our new lawn and grounds company contracted to provide services to Westmont for the next three years. Services include mowing, chemicals, leaf cleanup, shrub trimming and snow removal. TLC is a locally owned and operated full service company based in Olathe, KS, and has been in business since 1986. They got off to a festive start by putting up - and later removing - our holiday lights and storing them for us. The mowing manager has already completed an initial “walk-about” of the property to familiarize himself

with it. In the upcoming week, the TLC owner, mowing manager and application manager will meet with us to walk the property together so they can ask additional questions. We will review their schedule of services and timeline and ensure we share a common expectation about communications. In addition to the contracted services for Westmont, TLC will offer services to individual homeowners at a 20% discount. A complete list of services offered will be communicated to all residents sometime in February via a mailing or door drop.

Grass Seed: According to TLC, the optimal time to plant grass seed for this area is in the fall. The reason is grass seed root systems need about six months to establish themselves to survive the Kansas summer heat. Planting grass seed in the spring also gets a little complicated with the pre-emergent that is applied in the early spring. Pre-emergent prevents the germination of seeds, all seeds. It's good when it prevents weed seeds from growing, but bad when it prevents grass seeds from growing. If you have bare spots in your yard, consider putting down sod in the spring. Pre-emergent will not negatively impact sod because the grass is already established. If you choose to plant seed, please mark those areas with flags and tape. Watch your newsletter and message box for more information.

Common Area Landscape Redesign: At the January board meeting, following the subcommittee's recommendation, the Board unanimously voted to select Earth Expressions to rejuvenate our common areas. The committee began their research in early September 2017 and worked through mid-December. Following a final review of landscape designs and weather permitting; Earth Expressions will begin work in early March. All Westmont common areas will be redone, first by having the soil amended and then replanted using a variety of plants that have been chosen for beauty, durability, and good performance in Kansas. Some existing plants will be reused where it makes sense. There will be a thread of plant similarity from common area to common area. The plants will be small to begin with to help ensure that each plant will successfully grow into its new environment. Earth Expressions will monitor new plants weekly for signs of stress and make necessary adjustments. In February, Westmont volunteers will begin removal of the dead and diseased plants. Stay tuned for more information on the common area redesign project.

OTHER NEWS

No new neighbors in January.

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

February 2018 Westmont Board Meeting: Monday, February 19th, 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 (HA-KC) 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
- 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
- ▶ **Vice President / Property Values** – Shirley Knese, 913-485-8689, shirleyknese@aol.com
- ▶ **Treasurer** – Beverly Kitts, 219-775-0389, bskitts@hotmail.com
- ▶ **Secretary** – Mark Jenkins, 816-803-7662, markjenkins1953@gmail.com
- ▶ **Lawn & Grounds Director** – John Rudzinski, 913-766-0169, johnr@gssshwnee.org
- ▶ **Social Director** – BJ Fox, 530-723-0208, brandon.jacob.fox@gmail.com
- ▶ **Newsletter Editor** – Barbara Kolom, 913-375-5159, bkolom@everestkc.net