

What's Up Westmont?

March 2018 Newsletter

PRESIDENT'S REPORT

Monthly Dues: Another reminder, as of January 2018, dues have increased to \$74 per month. Several homeowners are still paying \$70 and now have a balance due of \$4. If you pay on-line or with a personal check, be sure to enter \$74 on the payment line going forward and be sure to add the \$4 balance due to your next payment, if applicable.

Westmont Annual Garage Sale: The garage sale for 2018 will be May 17, 18, and 19. Though it rained a bit last year, participants reported a steady stream of customers and very satisfying profits. Begin collecting those items and objects you have finally decided part with. As many experienced garage sale sellers do, put a price on each item as you sort and bag. Doing this makes setting up the night before the sale much easier and much less stressful. If you can start collecting plastic bags you get while shopping the next couple of months, you can put sold items in them for the convenience of your customers.

Westmont Neighborhood Directory: With the addition of several new board members and some changes to board positions, we have created an updated "Westmont Homes Association – Board of Directors" page. Mark Jenkins has agreed to print it on adhesive backed paper so you will be able "peel and stick" to cover up the old information in your directory. Thank you Mark! We will be delivering these to your door in early March.

What's it Gonna Be?: If you have been wondering what is being constructed in the NE corner of the Target parking lot, wonder no more. It's a Kneaders Bakery & Cafe! They're a café chain specializing in a variety of breads plus sandwiches, salads, pastries and breakfast fare.

PROPERTY VALUES REPORT

Property Inspections: Every three years, Westmont Homes Association does property inspections, and they will be done this year. The purpose of the inspections is two-fold. First, it helps individual homeowners identify exterior maintenance that needs to be done. It's surprising what another set of eyes can bring to the inspection process; often seeing things the homeowner may miss. Secondly, these inspections are intended to sustain the over-all home values and beauty of your Westmont subdivision.

Shirley Knese, Vice President and Property Values Chair, needs volunteers to assist in this important project. Volunteers will go in groups of two and are assigned to inspect a small section of homes. There will be an initial meeting of volunteers the third week of April and training will be provided. The inspections will occur during the first two weeks of May. Additional information will be coming in the April newsletter. To volunteer, please call Shirley at 913-485-8689.

TREASURER'S REPORT

January Financials: The January Financial Statement and expenses were reviewed at the February Board meeting. All agreed financials to be in order.

LAWN AND GROUNDS:

Snow Removal: Well, it happened. We had our first snow of over 2 inches! Luckily, our new lawn and grounds service provider, TLC, took care of the snow for us. They did a good job of removing the snow from driveways and sidewalks and clearing our interior sidewalk for everyone to walk safely. As we would expect with a new service provider, a couple of homes were missed on the original removal event, but TLC took care of everything as soon as they were notified.

Lawn Care Season: I know it does not seem like it, given the cold and icy weather we have been having, but lawn care season is right around the corner! Lawn and Grounds director John Rudzinski reported he and a few other board members walked through the neighborhood with TLC to help familiarize them with the individual yards and some of the unique drainage issues and yard contours in Westmont. We look forward to working with them in the coming season.

Spring Cleanup: TLC will be performing our spring cleanup on Monday, March 19th, weather permitting. They anticipate it will take about three days to complete. Please remember to have your gates unlocked so they can gain access to your fenced area. Watch the information boxes near the mailboxes for updates.

Planting New Grass Seed?: Another reminder ... if you plan to plant new grass seed or install sod this spring, be sure to mark this area so the grounds crew doesn't apply a pre-emergent with the early spring lawn treatment. A pre-emergent prevents seed germination, which is good for weeds but bad for grass. Pre-emergent is normally applied in late March or the first part of April, depending on the weather. Watch for postings in our information boxes near your mailbox.

Dog Waste: There seems to be lots of dog poop accumulating on the boulevard, between the sidewalks and curbs in our neighborhood. Westmont homeowners are pretty good about picking up their doggie's waste, but walkers and visitors from other neighborhoods may not do as well. One noble homeowner spoke to a visiting walker informing him he needs to carry a plastic bag and clean up after his dog, or walk his dog elsewhere. Don't watch silently. If a dog owner fails to pick up after their pet, speak up. Join the increasing number of neighbors who are.

During the winter season, some homeowners let their pups outside to do their business in their front or back yard and the pet waste can accumulate. Please begin removing pet waste from your yards now. In mid-March, TLC, will have crew members in our yards doing our spring cleanup activities and soon afterwards, spreading fertilizer and pre-emergent. We need to be considerate of all service providers who work in Westmont. It's the right thing to do.

Use Your Trash Bins: Everyone in Westmont was provided with their own trash bin for weekly pick-up. Please do not use your neighbor's trash bin for your trash. Be considerate of your neighbors and use the trash bin you were provided.

OTHER NEWS

No new neighbors in February.

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

March 2018 Westmont Board Meeting: Monday, March 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, bonnie.rudzinski@yahoo.com
- ▶ **Social Director** – BJ Fox, 530-723-0208, brandon.jacob.fox@gmail.com
- ▶ **Newsletter Editor** – Barbara Kolom, 913-375-5159, bkolom@everestkc.net