

What's Up Westmont?

August 2019 Newsletter

GARDEN PARTY CELEBRATION TO HONOR KEN AND SHIRLEY KNESE FOR THEIR YEARS OF SERVICE TO WESTMONT HOMES ASSOCIATION

Ken and Shirley Knese have sold their Westmont home and are moving. Rumor has it they're moving to the edge of a golf course where they now spend most of their time... or maybe it's the edge of a putting green? We're just not sure....

In August 1984, Ken and Shirley moved to Westmont, a new development just opening on the edge of rapidly growing Overland Park. They have served in many board positions over the 35 years they've lived in our community, and touched many of our lives in a quiet, compassionate and confidential manner.

To honor Ken and Shirley, an open house will be held September 15, 1pm-3pm at the home of Beverly Kitts and Nancy Kitts-Woodworth, 12002 Mackey. All Westmont neighbors are invited. We hope you'll stop by to visit and enjoy some refreshments. Seating will be available in the Kitts' home or in their pretty back yard. RSVP not required.

PRESIDENT'S REPORT

Our annual homeowners meeting and dinner will be Tuesday, October 15th. It will be an important meeting due to proposed changes to our HOA documents. There will be more information coming out in August or September. Please plan to attend or turn in your proxy ballots to a board member if you are unable to attend the meeting. We all need to be aware of "What's up in Westmont". We are also looking for people to serve on the board. Please consider serving. If you have any questions, please contact any board member.

The meeting and dinner will be held at St. Thomas the Apostle Episcopal Church. If you plan to attend, RSVP to Sharon Kralicek: skralicek44@gmail.com. Provide the first and last names of the people attending, your address, and your phone number. More details will be in next month's newsletter.

Property Inspections: Half of the property inspections have been completed and will hopefully be mailed out soon. It has always been a goal of our Association to maintain the over-all appearance of our homes in order to sustain and increase the value and overall appearance of our neighborhood.

Properties Bordering Antioch Street and 119th Street: If your property borders the perimeter fence, here are the things you are responsible for: 1) trim all branches that hang over the fence (For your life and safety, do NOT cut branches growing into electrical wires attached to poles, contact the City of Overland Park. They will trim them.); 2) maintain the entire back yard as you do the front of your property: pick up fallen stick/branches, repair eroded bare soil, remove weeds, dead vegetation, trash, and so forth.

If you have branches from a neighbor's tree growing over your property line, fence or house, you can legally have them cut back at your own expense. It's suggested you and your neighbor try to work together on this.

VICE PRESIDENT'S REPORT

Vice President Shirley Knese presented nine ARC forms for approval. That's a monthly record! On our streets, we've seen all kinds of vehicles belonging to skilled painters and remodeling specialists. Cheers to the do-it-yourself folks, too. With each homeowner's improvements, all of Westmont benefits!

Important: Before Starting Exterior Home Improvement: Don't schedule your contractor and begin the project until your ARC form has been signed and returned to you. An ARC application is a MUST.

TREASURER'S REPORT: Treasurer Bev Kitts reviewed the June financial statements and expenses with the board and a discussion followed. All agreed financials to be in order. Information about dues is on HAKC website: www.ha-kc.org -search for Westmont and Maintenance Fees.

LAWN AND GROUNDS REPORT: TLC will spray a high nitrogen application on our grass August-September. And John Rudzinski individually is meeting with many home owners who are dealing with complex drainage issues

Look on each side of your Pin Oak tree. If the leaves are light green-yellow and dropping, it is dying. Many are in Westmont. Without an iron treatment injection done by a professional, it will be dead in a few short years. TLC will give you a bid with a 20% discount. The cost of cutting down a dead tree is much greater.

Problematic New Family Moves Into Westmont: A family of 8 raccoons or more are in the neighborhood. They can live in underbrush, under your deck or porch, climb fences, be destructive to your house, aggressive, and dangerous to your pets. Call OP Animal control if you see them. Oh...and the raccoon kids are scouting for their own new homes.

August Garbage Collection: It will be picked up at 6am because of extreme heat and humidity.

Where are your recycle and trash bins? On the driveway, Tuesday-Wednesday. Otherwise, they should be parked in a place where they can't be seen from the street.

Westmont Group Email List: To join, e-mail Barb Kolom- bkolom@everestkc.net

NEW NEIGHBORS: No new neighbors this month.

SOCIAL NEWS***Schedule Change: Tea at Three...read below.**

Tea at Three: It will be held only on Sept.10th, 2019; Nov.12th, 2019; Apr.14th, 2020, and June 9th, 2020. We will meet four times a year after that. These teas are held at Brenda Flagler's home 8335 West 120th Street, 913 498 1617. Everyone is welcome.

Bridge: Last Tuesday of the month starting at 4pm at the home of Nancy Kitts-Woodworth, 12002 Mackey. For additional information, contact Nancy at (219) 688-4760.

OTHER INFORMATION

August 2019 Westmont Board Meeting: Monday, **August 19th** at **6:30 pm.** at St. Thomas the Apostle Episcopal Church, 12251 Antioch, Overland Park, KS 66213. These 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? Your feedback is important.

Contact a Board member between 8am-5pm with your suggestions or comments.

- ▶ **President** – Beverly Kitts, 219-775-0389, bskitts@hotmail.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, jhnrudzinski@gmail.com
- ▶ **Social Director** – Sharon Kralicek, 913-424-4287, skkralicek44@gmail.com
- ▶ **Newsletter Editor** – Barbara Kolom, 913-375-5159, bkolom@everestkc.net