

What's Up Westmont?

September 2019 Newsletter

Shirley and Ken Knese have moved from Westmont after living here for 35 years during which they served on the board in many capacities. To honor Ken and Shirley, an open house will be held September 15th, 1pm-3pm at the home of Beverly Kitts and Nancy Kitts-Woodworth, 12002 Mackey. We hope you will come!

PRESIDENT'S REPORT

Our annual homeowners meeting and dinner will be Tuesday, October 15th. It will be a very important meeting due to proposed changes to our HOA documents. Please plan to attend. We all need to be aware of "What's up in Westmont".

We are voting on some changes to the By-Laws and other documents. It is important we have as many residents as possible attend this meeting. You will receive vital information in the mail prior to the meeting.

One proxy ballot per residence will be included in the mailing. If you can't attend the meeting, give your signed proxy ballot to a board member prior to the HOA meeting. Your proxy ballot won't be valid if it is submitted after the final votes are counted.

The meeting and dinner will be held at St. Thomas the Apostle Episcopal Church beginning at 5:30 pm. If you plan to attend, RSVP to Sharon Kralicek: skkralicek44@gmail.com Provide the first and last name(s) of the people attending, your address and phone number. Please **sign up now** so we can order food for the dinner.

We are looking for people to serve on the board. Please consider serving. If you have any questions, contact President Beverly Kitts at bskitts@hotmail.com

Property Inspections: Property inspections have been completed and the final inspection reports will be in the mail 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 beauty of Westmont-a place we call home.

VICE PRESIDENT / PROPERTY VALUES REPORT

Sharon Kralicek has accepted the position of Westmont Vice President. She will also continue as the Social Chairman until the end of the year. Sharon presented some preliminary plans for the HOA annual dinner and meeting.

Three ARC forms were reviewed and board members unanimously approved each.

Please submit an ARC form that has all blanks and information fully visible. Some electronic devices don't allow full visibility and make printing difficult. Find an ARC form on our webpage: www.ha-kc.org

TREASURER'S REPORT: Treasurer Beverly Kitts reviewed the July financial statements and expenses with the board and a discussion followed. All agreed financials to be in order.

We currently have two liens on Westmont properties for delinquent dues.

LAWN AND GROUNDS REPORT: August Newsletter Editor Error: If you have branches overhanging electrical wires, call KCPL (not Overland Park).

John Rudzinski said there are several properties, especially along 119th terrace, that have tree branches that drag across the ground. Many have tree branches that push against or are growing over a neighbor's fence.

Owners are responsible for trimming those branches. Or preferably, "raise the canopy." That is, cut branches where they join the trunk of the tree so that the lowest branches are 6 feet above the ground. Our mowing crew will not mow under low-hanging branches. It's not safe for them to do so.

Scoop your pet's poop! If you don't, your yard will not be mowed. No exceptions. That includes your front and back yard. It is very unhealthy for the mowing crew to inhale poop particles that fly into the air, not to mention how unpleasant it is for them. And the unpleasant odor wafts through the air into neighbors' yards, through windows and...well heck, everywhere.

Pin Oak trees are dying from iron deficiency. Light green- yellow leaves curling and dropping to the ground are a few symptoms. For many oak trees, it's too late for treatment. Now the owner will end up paying a lot of money to cut that tree down. Which option would you prefer?

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: On September 10, it will at 10:00 am. Everyone is welcome. Please call Brenda if you plan to attend: 913-498-1617. We hope you will come! Otherwise, it will be at 3 pm on Nov.12th, 2019; Ap.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.

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

OTHER INFORMATION

September 2019 Westmont Board Meeting: Monday, **September 16th, 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** – Sharon Kralicek, 913-424-4287, skkralicek44@gmail.com
- ▶ **Treasurer** – Beverly Kitts, 219-775-0389, bskitts@hotmail.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