

# What's Up Westmont?

March 2020

*Happy St. Patrick's Day - March 17*

## PRESIDENT'S REPORT

Announcement: The roof replacement payment was made in February.

The Property Valuation Committee held their first meeting in January and are scheduling the second meeting for March.

The Board will be discussing changes to the Certificate of Substantial Completion over the next month. Most of these changes were discussed at the annual meeting in October:

1. Change snow removal from 4 inches to 3 inches (determined by weather following snowfall)
2. Change the late interest day from the 5<sup>th</sup> of the month to the 20<sup>th</sup> (which is current practice)
3. Add the late fee of \$15 if dues aren't paid by the 20<sup>th</sup> (current practice)
4. Change to spray, chemically treat, trim, mow and clip all trees, shrubbery and grass located on all lots to not include trees and only front shrubbery

These potential changes are currently pending and will be discussed; they may not include all of the items that need to be corrected.

## VICE PRESIDENT'S REPORT /PROPERTY VALUES

Due to the recent cold weather in our area, there were no ARC's submitted during the month of January.

## SECRETARY'S REPORT

There were 9 homeowner attendees at the monthly board meeting. We would actively encourage more people to attend any upcoming meetings and/or send in any comments you wish to share.

As we approach the Spring season, the garden contract was discussed, including snow and leaf removal. While we have a contract until December 2020, this is a cost we need to watch moving forward.

The annual board meeting meal was discussed; it was agreed that this will be voted on at the next meeting, along with board terms for individuals to realign with the by-laws.

Overall, it is very apparent that costs, in general, are trending upwards and it is important that we work together to attempt to control them as much as possible without affecting the neighborhood.

## SOCIAL DIRECTOR'S REPORT

Westmont annual garage sale will be May 14, 15 &16, 2020. Additional information to follow.

Anyone interested in a book club, men's coffee or crafts please contact Denise Mason at 913-608-1433 and leave a message.

**Tea @ Three:** WINTER BREAK: See you April 14, 2020 and June 9, 2020. **Bridge** is suspended for now. We are looking for more players. Call Nancy Woodworth at (219) 688-4760 if you would like to play bridge.

## LAWN AND GROUNDS REPORT

TLC Lawn Service announced that Spring Clean-Up will begin the third week of March.

Residents on the NORTH side of 119th Terr. and WEST side of Mackey St. should look at their trees near the vinyl fence boundaries. These need to be trimmed away from the fence and at least 8 feet from the bottom. The Lawn Service needs to be able to mow.

Those of us with drainage problems need to talk to our neighbors about sharing the cost of putting downspouts and sump pump spouts UNDERGROUND.

Taking this action will drain the water away from our homes and help to stop mowers from causing deep ruts in our yards. Contact **John Rudzinski** for reasonably priced references.

### **TREASURER'S REPORT**

**Financials:** The January financial statements and expenses were reviewed and discussed at the February meeting. All agreed financials are in order. Copies of January financials were provided to homeowners who attended the February meeting. Requests for copies of financials can be sent to Westmont Treasurer, Michelle Van Mill at [michellepie@gmail.com](mailto:michellepie@gmail.com).

**Delinquent Dues:** There are five (5) residents who are delinquent in their dues. Two (2) of the five (5) are chronically delinquent and liens have been filed against them; however, one (1) of the liens is expected to be paid in March.

### **PROPERTIES VALUES COMMITTEE**

Chairperson – Joel English

Property Values committee will meet Friday, March 6 at 6:30pm in the large assembly room at St. Thomas Episcopal Church.

***NEW NEIGHBORS: We are pleased to welcome our new neighbor to Westmont!***

*Marie Jensen – 12001 Hemlock*

*Faina Milman & Ariel Buberman – 8416 W. 119th Terrace*

*Mark Dale – 12030 Mackey*

*Fernando Marenco & Magbel Gomez – 11926 Mackey*

### **OTHER INFORMATION**

**Next Westmont Board Meeting:** Monday, March 16, 2020 at 6:30 pm - St. Thomas the Apostle Episcopal Church, 12251 Antioch, Overland Park, KS 66213. These meetings are open to all residents.

The meeting room is located at the top of the separate set of stairs on the northeast side of the building.

**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](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

**Board members' names, positions and contact information listed below.**

***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](mailto:bskitts@hotmail.com)
- ▶ **Vice President / Property Values** – Sharon Kralicek, 913-424-4287, [skkralicek44@gmail.com](mailto:skkralicek44@gmail.com)
- ▶ **Secretary** - Ian Morris, 913-575-5703, [ian.morris@treerange.com](mailto:ian.morris@treerange.com)
- ▶ **Treasurer** – Michelle Van Mill, 913-553-1203, [michellepie@gmail.com](mailto:michellepie@gmail.com)
- ▶ **Lawn & Grounds Director** – John Rudzinski, 913-766-0169, [jhrudzinski@gmail.com](mailto:jhrudzinski@gmail.com)
- ▶ **Social Director** – Denise Mason, 913-608-1433, [scmason56@yahoo.com](mailto:scmason56@yahoo.com)
- ▶ **Newsletter Editor** – Sameera (Sam) Harpalani, 913-205-4306, [sharpalani725@hotmail.com](mailto:sharpalani725@hotmail.com)

**DAYLIGHT SAVINGS BEGINS (Spring Equinox) – Sunday, March 8, 2020**

**THE FIRST DAY OF SPRING IS MARCH 19, 2020**