

What's Up Westmont?

October 2020

PRESIDENT'S REPORT

The annual meeting packets are being delivered to you by a board member. If you can't be reached at home then the packet will be mailed. Inside is an information page, please read. The ballot for new board members is in the packet as well and needs to be returned.

The Board has received several Lot Owner Execution pages. Thanks to those who have turned in their document. Please help the board align our Certificate of Substantial Completion document with our current practice. I am a notary and would be happy to schedule a time to complete your Lot Owner Execution page. The board appreciates your help!

VICE PRESIDENT'S REPORT / PROPERTY VALUES

Two ARC's were submitted during September, one has been approved and one is pending. We have been getting some ARC's with the project scheduled within a few days! Please keep in mind that we need some time to get the ARC approved and back to you. Our guidelines say that an ARC submitted by the 15th of the month will receive a reply by the first of the next month, so that should be your guideline of when you need to get your ARC request in. Also, we have had several projects started without an ARC. Please keep in mind that almost all exterior work requires an ARC, even if you are re-roofing or re-painting in the same color.

Inspections: Homes that have received a poor rating are given more time to make repairs and will be re-inspected within the next month or two. If the requested repairs are not made, a second letter will be mailed. One final (3rd) inspection will then be done, and if repairs/improvements have not been completed, a letter will be sent to the City of Overland Park for further action if needed. Please keep the board informed of the actions you are taking to make the necessary repairs to avoid complaints to the city.

Thanks to all homeowners who have submitted an ARC to the board and have followed through with repairs and improvements to their home.

When performing any major work on your home, it is a matter of courtesy to notify your attached neighbor – it would also be appreciated if homeowners can inform the board with their plans for repairs. Remember, a copy of the ARC form can be found @ www.ha-kc.org. If you have any questions, please feel free to reach out to a board member.

LAWN AND GROUNDS REPORT

A reminder: Please do not blow leaves or acorns into the street. The OVP Street Dept. is concerned about storm drain blockage

If you want a thick and green lawn rake and bag your ACORNS. The acidity in acorns kills grass!!!

Are you ready to have your Oak Tree thinned and the canopy raised? This service is at the homeowner's expense will be done this NOV/Dec. After we have a list of interested residents; we will get tree trimming companies to give a bid.

The more trees getting trimmed the less costly per tree. Call a board member by Oct. 28th if you are interested.

Overgrown trees are also bringing **darkness** to our properties. For the safety of neighbors and protection of your property, it would help if you can please have an outside light on after dark.

Our restrictions call for only two cars in your driveway. Please do not park on the sidewalk at any time.

Thanks for keeping Westmont a beautiful and safe place to live!

CONDOLENCES

We are sorry to hear the sad news of our neighbor Janet Zimmer's of 8338 W 120th St passing. We would like to extend our deepest sympathies to her family.

TREASURER'S

Financials: The August financial statements and expenses were submitted to the Board for review. All expenses are in order/within budget. Requests for copies of financials can be sent to Westmont Treasurer, Michelle Van Mill at michellepie@gmail.com. We also will be reviewing during the Annual Meeting on Oct 20th.

Delinquent Dues: For the month of May there 0 units delinquent. This is encouraging to see.

Monthly Dues payments need to be received by the 20th of each month. Payments received after the 20th will be considered late resulting in a \$15 fee. Timely payments are greatly appreciated, if you have questions or concerns please don't hesitate to reach out.

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

Jagdish Kapur – 8324 W 120th Terrace
Katherine Shute – 12013 Hemlock

OTHER INFORMATION

Annual Westmont Homeowner Meeting – Tuesday, October 20th at 6:30 pm.

This year the annual meeting will be held via Zoom!!! We invite you to participate in this conference and have a chance to voice your opinion on how we can improve our community and meet and greet your old and new neighbors.

If you would like to attend the annual board the meeting, please contact any Board member and provide your email address. You will receive an email and from it, you will need to register for the meeting. After you register you will receive another email with the link to the Zoom meeting.

Next Westmont Board Meeting: In lieu of the monthly meeting in October, we are only having the annual meeting on October 20th. The regular board meeting will resume on November 16th at 6:30 pm – via Zoom video conference.

Please note: Due to the pandemic, we will continue to hold meetings via video conference until further notice. All homeowners are encouraged to participate. If you are interested in joining the meeting, please reach out to one of the board members for the credentials to log in to the Zoom meeting.

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

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

WESTMONT ANNUAL MEETING WILL BE HELD ON OCTOBER 20, 2020 VIA ZOOM.

PLEASE CONTACT BOARD MEMBER FOR CREDENTIALS TO LOGIN TO THE ZOOM MEEING.