

# What's Up Westmont?

*August 2021*

## **PRESIDENT'S REPORT**

Welcome to another monthly Westmont Community Newsletter!

First, I would like to thank all those who attended the recent Westmont Monthly Meeting, and it was a pleasure to have so many homeowners join us to understand what we do and how we are here for all the neighborhood and not just a few.

I appreciate that some homeowners didn't have the opportunity to join last minute and therefore, if you would like to view the meeting, please email, and I will send you the direct link.

One hot topic discussed was an incident with a short-term renter to demonstrate to homeowners and board members. I have spoken to the homeowner, HA-KC and I would encourage anyone who wishes to understand what went on to contact Nancy or me. There are many rumors that, if we are not careful, will get out of control.

Again, if anyone wishes to watch the recording of our July 19<sup>th</sup> HOA meeting, I would be happy to share the link. I encourage you to send your comments to my email [Jan.Morris@treerange.com](mailto:Jan.Morris@treerange.com) or call 913-575-5703

## **VICE PRESIDENT'S REPORT**

To date this year, 21 ARC's have been approved! With homeowners and board members working together, the ARC's have been researched and approved, with homeowners notified of approval 1 to 2 days after the board received the ARC!

Westmont appreciates homeowners working together, especially with roof replacement, exterior painting, etc. and submitting an ARC form to the board for approval before work commences. The following is the link for an ARC form for homeowners use: [http://ha-kc.org/images/associations/350/ARC\\_Formb\\_2019.pdf](http://ha-kc.org/images/associations/350/ARC_Formb_2019.pdf)

The new flyer boxes have been installed. They are standing up straight, have lids and have excellent visibility to read the flyer. A big thank you to Norman in our subdivision for replacing the flyer boxes.

## **TREASURER'S REPORT**

The July 2021 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.

Planning for the 2022 Budget has begun, a preliminary draft will be presented to the Board in the next month for review.

Delinquent Dues: For the month of July there was 1 unit delinquent, which has been resolved.

## **L&G DIRECTOR'S REPORT**

I have personally lived in Westmont for 12 years, and during this time, we have had several lawn care contractors; good, bad and indifferent. However, we have always tried to work with them to ensure our monthly dues are under control and not over-scope the service identified.

We appreciate that homeowners' expectations differ and that we would all like to have a higher level of service; however, this is not possible at this stage. Our current contractor, *Precision Lawn and Landscaping*, has been in place for 7 months. As you can imagine, it takes time for them to get used to the task at hand. After a few glitches, the service seems to be improving. This last time around (3rd week in July) produced some of the finest results I've seen. Should you wish to increase your level of service, we would request this be arranged directly with either *Precision Lawn and Landscaping* or your preferred choice. Please understand this would be at your expense.

To keep our expenditure under control, may I request if you feel the service is not to the level you believe it should be, that you continue to come to me directly to address the problem and we will continue to work to establish a forum of view on the service we receive.

A note about our white perimeter fence. We walked the entire perimeter (inside) along Antioch and along 119th street and noticed that several properties had tree branches that brushed the fence and/or came over the top of the fence. To protect the fence, these need to be trimmed back. It is the homeowners' responsibility to keep them trimmed. It is also our responsibility as homeowners to keep our tree branches high enough so the lawnmowers can easily pass under when they mow. Please check all tree branches in your yard and have the ones trimmed that need it. If you're not sure, please call me and I will look with you.

Thank you for your continued support in keeping Westmont looking its best.

#### **SOCIAL DIRECTOR'S REPORT**

Westmont Annual Garage Sale: This year it will be September 9th, 10th, and 11th. Now's the time to start sorting through things that can make you some extra cash!

**Next Westmont Board Meeting:** Via Zoom video conference on August 16, 2021, at 6:30 pm.

**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 member's 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** - Ian Morris, 913-575-5703, [ian.morris@treerange.com](mailto:ian.morris@treerange.com)
- ▶ **Vice President** – Nancy Kocourek, 913-451-4428, [butchette442@gmail.com](mailto:butchette442@gmail.com)
- ▶ **Secretary** - Sharon Kralicek, 913-424-4287, [skkralicek44@gmail.com](mailto:skkralicek44@gmail.com)
- ▶ **Treasurer** – Michelle Van Mill, 913-553-1203, [michellepie@gmail.com](mailto:michellepie@gmail.com)
- ▶ **Lawn & Grounds Director** – Linda Stogsdill, 913-439-7365, [lkstogsdill@gmail.com](mailto:lkstogsdill@gmail.com)
- ▶ **Social Director** – Fernando Marenco, 786-759-9376, [fermaren@yahoo.com](mailto:fermaren@yahoo.com)
- ▶ **Newsletter Editor** – Sam Harpalani, 913-205-4306, [sharpalani725@hotmail.com](mailto:sharpalani725@hotmail.com)

**“BE AT WAR WITH YOUR VICES, AT PEACE WITH YOUR NEIGHBORS, AND LET EVERY NEW YEAR FIND YOU A BETTER MAN” Benjamin Franklin**