

What's Up, Westmont?

November 2022

PRESIDENT'S REPORT: *Ian Morris*

What can I say? What a year! A huge thank you to all homeowners who have worked to keep Westmont looking its best. Westmont held its Annual General Meeting on Monday, 17th October, both in person and virtually. I want to thank everyone who joined the meeting. Our agenda allowed the board to update homeowners on accomplishments for the past year, introduce candidates, provide time for voting and offer time for Q&A's. There was an opportunity for homeowners to ask questions and be given clear answers by the board. There appeared to be some confusion around the reserves: Westmont currently has circa 172K under Emergency Funds; presently, we do not have any funds allocated to capital improvements. The Board has always strived to achieve and maintain HOA's good practice of having 12 months of emergency funds as advised and agreed on by HA-KC.

I cannot express how pleased the board was that we had three volunteers this year for the upcoming board openings, all of whom were voted onto the board for next year. Welcome Blaine Halvorson, Ray Hawk and Larry Tittle.

VICE PRESIDENT'S REPORT: *Nancy Kocourek*

Overview of board accomplishments in 2022 for those that could not attend the Annual General Meeting:

- **Directory Spot** – was selected, implemented and rolled out early in the year, delivering savings and increased accuracy in our Westmont directory;
- **Communication Improvements** – Directory Spot mass emails, monthly newsletter and informational notices posted in boxes around Westmont;
- **ARC Forms** – updated form, created online option to complete and submit, averaging 2-day turnaround time in board review and approval;
- **Finances** – established a Capital Improvements Reserve line item in the budget for potential accumulation of funds for future fence, sprinkler and landscaping needs, created an expense request form to manage unbudgeted expenses, continued Westmont's Managed Funds policy to maintain one year's worth of reserves per industry standard and HA-KC recommendation, currently researching options for improved CD investment strategy, hoping remaining snow funds won't be needed so we can end the budget year in the black;
- **Short-Term Rental's** – poll was taken in February, less than a majority wanted restrictions, no further action required. Overland Park passed an ordinance that took effect on 9/27/22 in response to city-wide short-term rental concerns: <https://www.opkansas.org/newsroom/city-council-approves-nuisance-party-ordinance/>
- **Perimeter Fence** – kept up with repairs, fence committee formed, research and collaboration completed, all facts and findings are posted on Westmont website: <http://ha-kc.org/index.php/communications>
- **Cost Control** – worked within 2022 budget despite various cost increases, currently identifying ways to save in proposed 2023 budget, eliminating the need for increasing dues for 2023.

TREASURER'S REPORT: *Michelle Van Mill*

I wanted to thank all who attended the annual meeting online and in person. It was nice to see a sizable turnout from the community. The September financials were submitted to the board for review and approved. There are 3 properties with past due balances for September. Between now and the end of the year, the Board will continue work to finalize the 2023 budget, reducing costs where possible. If you have any questions or would like a copy of the current Westmont financials, feel free to reach out to me at michellepie@gmail.com. Thanks!

SECRETARY'S REPORT: Jan Hodgson

On behalf of all board members, we would like to thank the 33 homeowners who took time out of their busy schedules to attend the annual meeting in person at the church on Monday evening, along with the 13 homeowners who joined the meeting virtually via Zoom. 48 absentee ballots were cast before the meeting, 19 were cast in person and 4 virtually for a total of 71 votes and a 43% turn out. We understand that many people live busy lives and trust the board to keep things running smoothly throughout the year without time to get involved. With that in mind, we want to express our deep appreciation for all the dedication and expertise our three departing, volunteer board members have shared these last three years – Ian Morris, President, Michelle Van Mill, Treasurer, and Sam Harpalani, Newsletter Chair. We wish them well! And we look forward to continuing in the same tradition with our newly elected board members in January – Blaine Halvorson, Ray Hawk and Larry Tittle. They received 64, 63 and 61 votes respectively as reported in the Directory Spot email sent to all homeowners following the annual meeting.

LAWN AND GROUNDS CHAIR'S REPORT: Linda Stogsdill

- The final mowing of the season will be done Tuesday, November 1st, instead of Monday, the 31st, because of Hallowe'en.
- Winterizer fertilization is slated for the first week in November. Watering afterward is optional due to dormancy.
- Sprinkler blowouts in the common areas and for homeowners who are signed up will be Wednesday, November 2nd
- Shrub pruning as needed will take place before Thanksgiving. We will try to notify you ahead of time.
- The first leaf cleanup is scheduled for before Thanksgiving and the second before Christmas.
- **Snow Removal Reminder:** Snow removal is triggered when we reach an accumulation of 4 inches in one snowfall. Please consider working together with neighbors to help those in need of snow shoveling at lower levels when snowfall doesn't meet the minimum requirement for removal.

SOCIAL CHAIR'S REPORT: John Ziegelmeier

***** NOT GETTING E-MAIL NOTIFICATIONS FROM THE HOA??? *****

In order to receive Westmont HOA emails about happenings in the neighborhood, you must have an email in the Directory Spot program. Any questions, reach out to westmonthelp@gmail.com.

NEIGHBORHOOD NEWS: We were surprised to learn from Diana Vetter at the annual meeting on October 17th that her home on Hemlock was broken into that morning in what appears to have been an opportunistic crime and several valuables were stolen. A police report was filed and we join her in hoping all her treasures are recovered. She noticed an unusual car lurking on the street before she left on a brief errand and the Precision Lawn staff were in the neighborhood and able to provide information to the police as well. It's a sad but important reminder to keep cars and doors locked at all times (even in garages) and to do what we can to support each other in the neighborhood.

NEW NEIGHBORS: We are pleased to welcome Emily & Anthony Koehler to their new home at 8327 W 119th Terrace.

CONDOLENCES: Mindy Forman's mom passed away recently and we extend our condolences to Mindy and her family.

NEXT WESTMONT BOARD MEETING: Our next meeting is at 6:30pm on November 21, 2022 via Zoom. Please contact Ian Morris for the link if you wish to attend virtually.

Westmont board member's contact information listed below. Feedback welcome!

- ▶ **President** - Ian Morris, 913-575-5703, ian.morris@treerange.com
- ▶ **Vice President** – Nancy Kocourek, 913-451-4428, butchette442@gmail.com
- ▶ **Secretary** - Jan Hodgson, 913-558-8532, jan.hodgson@gmail.com
- ▶ **Treasurer** – Michelle Van Mill, 913-553-1203, michellepie@gmail.com
- ▶ **Lawn & Grounds Chair** – Linda Stogsdill, 913-439-7365, lkstogsdill@gmail.com
- ▶ **Social Chair** – John Ziegelmeier, 785-550-5127, jziegjr@gmail.com
- ▶ **Newsletter Editor** – Sam Harpalani, 913-205-4306, sharpalani725@hotmail.com

“And all at once, Summer collapsed into Fall.” Oscar Wilde