

Westmont News – August 2023

Board member's names, positions, and contact information listed below:

- **President** – John Ziegelmeyer, 785-550-5127, jjziegjr@gmail.com
- **Vice President** – Larry Tittle, 816-916-8163, jltreno@gmail.com
- **Treasurer/Secretary** – Blaine Halvorson, 913-219-8081, bhalvorson2369@att.net
- **Lawn & Grounds Director** – Linda Stogsdill, 913-439-7365, lkstogsdill@gmail.com
- **Social Director** – Ray Hawk, 816-714-8444, sterno4520@aol.com
- **Board Member** – Nancy Kocourek, 913-451-4428, butchette442@gmail.com
- **Public Relations Chair (Newsletter)** – Carol Barlau, 913-219-8008, carol.barlau23@gmail.com

PRESIDENT'S REPORT – John Ziegelmeyer

Summer is here and along with it we often experience intense and unpredictable storms bringing heavy rainfall, powerful winds, and power outages as was the case last month. For the most part, our community fared pretty well. We did lose our common area trees at the Antioch entrance as well as other fallen limbs, branches and leaves littering the streets, sidewalks and yards making it necessary for residents to clean up the aftermath. Despite the inconvenience, the spirit of unity and cooperation shone through as neighbors assisted one another in clearing the debris. These acts of unity ensure our community remains safe and beautiful. Thank you.

Last Call for Tree Inspections & Treatment – Time is running out to make arrangements with Ryan Lawn & Tree to inspect and treat your trees, especially for the iron treatment for our beautiful Pin Oaks. Call them at 913-381-1505 for a free estimate and make sure to tell them you are a Westmont resident to get the discounted price of \$125 for treatment. If you have a tree in front of your house in the boulevard (between the sidewalk and the street), that tree is your responsibility as the city does not take ownership of those trees. At least seven "boulevard" trees need iron treatments. Check to see if one is yours - the tree you save may be your own. Call John Ziegelmeyer or Larry Tittle with questions.

Directory Spot Notifications – Not getting emails regarding Westmont HOA news? Remember, if you want to receive timely email updates and notices regarding the lawn and grounds activities and general Westmont HOA news, your email must be in Directory Spot. Send your information (name, address, phone, email) to: westmonthelp@gmail.com and be added to the notification system.

VICE-PRESIDENT'S REPORT – Larry Tittle

ARC Forms – I am pleased to report we just approved another ARC for a deck replacement this fall.

Here is the address link to the ARC form on our website which can be completed online and downloaded for printing and/or email submittal: http://ha-kc.org/images/associations/350/Westmont_ARC_2022.pdf

Reports from the Neighborhood – I continue to receive reports of wood rot. Please consider having the wood rot repaired before extensive damage is done. Wood rot can lead to a real problem with termites and can cause more repairs to be needed. Another complaint I have heard is regarding tree trimming. Trees are the homeowner's responsibility. Please check your trees for limbs overhanging the neighbor's fence or the perimeter fence along Antioch and 119th and have them trimmed back.

TREASURER'S REPORT – Blaine Halvorson

The June financial statements were reviewed with the Board and June revenues and expenses were in order.

This month we had two homeowners who had fallen behind in the monthly dues. The homeowners have been contacted to remind them of their obligation to ensure timely receipt of their payments. We also have two other homeowners who have outstanding penalty and interest charges. These homeowners will be contacted as well.

As a reminder, statements are sent by the HA-KC at the first of the month and are due on receipt. Payments received after the 20th of the month are considered late and subject to a \$15 penalty and interest. This is why I continue to encourage all homeowners to enroll in the HA-KC's automated bank draft service to simplify the monthly dues process. Through this program, payments will be automatically deducted from your bank account each month. Just complete and return an authorization form with your account information to the Homes Association of Kansas City. It's that easy. If you have questions or wish to receive an AutoPay authorization form, please contact Doug Luther at Homes Associations of Kansas City at (913) 385-2240 or dluther@ha-kc.org and join 72 of our neighbors (43%) who are currently using and enjoying the convenience of this service.

LAWN AND GROUNDS REPORT – Larry Tittle for Linda Stogsdill

Trees at Antioch Entrance – We lost three trees at the Antioch entrance due to the storm on Friday, July 14th. Thanks to Mark Dale and John Mongoven for their assistance to move the damaged trees onto the island and out of the street. Precision was called and did clean up the following Monday. The Board has not discussed plans for replacement at this time.

Additional Lawn & Grounds Contact for July and August – For the months of July and August, please contact Larry Tittle with any concerns about yard care as Linda will be unavailable.

SOCIAL DIRECTOR'S REPORT – Ray Hawk

Fall Garage Sale – Mark your calendars as Westmont will have a Fall Garage Sale on September 14-16. City Union Mission will come by the following Monday morning (9/18) between 8am and Noon and pick up any items you have left and would like to donate. More details to follow.

Westmont Happy Hour – Thank you to all who attended the “happy hour” at Pinstripes Restaurant on 6/28. Although it was warm a day, it did not discourage 35+ people from getting out and having an enjoyable time talking to their neighbors. Thank you to Brenda Flagler for making arrangements. If you missed this one, watch for another one this Fall. Let's keep building and strengthening our Westmont relationships.

Ray and the social committee volunteers, Pam Tittle, Robbi Arenson, John Rudzinski, and Carol Barlau plan to schedule additional events, so get ready to have some more fun with your neighbors!

THIS AND THAT – Carol Barlau

New Household Hazardous Waste Drop-off Facility – Need to safely dispose of old or unwanted paint, stain, yard chemicals or other household hazardous waste? A new drop-off facility is now open in Overland Park off College & Mastin Street by appointment only. To get more information or make an appointment, go online to: jocogov.org/departments/environment/hazardous-materials. They also have a “free store” which is available without an appointment.

Neighborhood “Buddy” – Having a neighborhood buddy to watch over your house when you are away can be incredibly beneficial and provide you with peace of mind, just knowing that someone you trust is keeping an eye on your property while you're not there. Your neighbor may also be able to help in an emergency, such as a sudden water leak, fire, storm damage, etc. Additionally, having a dependable neighbor to collect your mail and packages can prevent them from piling up, which would otherwise signal your absence to outsiders. Building strong bonds with neighbors fosters a greater sense of community and support, ensuring that you have someone nearby you can count on in times of need. Who's your buddy?

WESTMONT BOARD MEETING

The monthly meetings of the Board are held on the **third Mondays of the month** beginning at 6:30pm at St Thomas Episcopal Church (12251 Antioch Road), in the Assembly Room. The next meeting is scheduled for Monday, August 21st.