

# Westmont News – March 2024

## 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** – Blaine Halvorson, 913-219-8081, bhalvorson2369@att.net
- **Secretary** – Carol Searcy, 913-908-7009, carol@mlcfinance.com
- **Lawn & Grounds Director** – John Rudzinski, 904-651-9219, jhnrudzinski@gmail.com
- **Social Director** – Ray Hawk, 816-714-8444, sterno4520@aol.com
- **Landscape Committee Chair** – Sharon Kralicek, 913-424-4287, skkralicek44@gmail.com
- **Public Relations Chair (Newsletter)** – Carol Barlau, 913-219-8008, carol.barlau23@gmail.com

## PRESIDENT'S REPORT – John Ziegelmeyer

**Westmont Garage Sale** – The Spring garage sale will occur **Thursday, April 11 through Saturday, April 13**. You can participate any day or any time you desire. Our neighboring HOA's (Stonehaven and Lexington) will also have garage sales during this time, so hopefully we will have a lot of shoppers and buyers.

On **Monday, April 15, between 8am and 12 noon**, City Thrift will be in the neighborhood to pick up any items from the sale you wish to donate. Please have items at the curb or bottom of your driveway (not at the garage doors), boxed or bagged and labeled "City Thrift". Please do not put out items before Monday morning. For any items too large to move to the curb, you can call 816-222-5081 to schedule a pick-up. Please visit the website to see what items are acceptable for donation: <https://www.citythrift.org/donate/>

Mark your calendars for the **Fall Garage Sale on September 12-14, 2024**.

**Safety Meeting** – Thanks to Stonehaven HOA for organizing the safety meeting on February 26<sup>th</sup>. I hope a lot of you were able to attend. We appreciate the Overland Park Police Department for providing information on how to keep our communities safe. We hope to sponsor similar events on other important topics later this year.

## VICE-PRESIDENT'S REPORT – Larry Tittle

**Light Up Westmont** – Can you see your neighbor's house? Recently, we had a week of fog in the area, and I couldn't see the house across the street. Without front lights for your porch or driveway, your home is not very visible or secure. The Board has discussed the possibility of purchasing LED Dusk to Dawn light bulbs in a large quantity to supply each home with a new bulb if there is an interest. The light bulb is literally up all night automatically turning on after dark and off when sun rises. Please contact a Board member if you are interested.

**Spring Maintenance Projects** – Spring is coming, I hope. Time to check out the maintenance projects you need to address this year. Don't forget to contact your roof mate for those painting and roofing projects. 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](http://ha-kc.org/images/associations/350/Westmont_ARC_2022.pdf)

## TREASURER'S REPORT – Blaine Halvorson

The 2024 operating budget was reviewed and approved by the Board. In this budget we have created a maintenance reserve, designed to address overages and/or unplanned needs in our lawn and grounds category, such as heavier than forecasted snow removal or a necessary lawn treatment to control the spread of highly invasive weeds. Also discussed was the renewal of a CD with Crossfirst Bank. The renewal will be for a period of nine months, with an APY of 5.4%.

This month, we have three homeowners who have fallen behind on their dues and continue to carry forward fees associated with penalties and interest. Timely payment of the monthly dues is important to avoid late fees and interest. If late fees and interest are assessed, it is up to the homeowner to address the fees and interest as well as the monthly dues. One way to avoid late payments is to sign up for the automated payment program through

the HA-KC. To receive an AutoPay authorization, please contact Doug Luther at the Homes Association of Kansas City at 913-385-2440 or dluther@ha-kc.org.

### **LAWN AND GROUNDS REPORT – John Rudzinski**

**Precision Lawn Activities for March** – Weather permitting, Precision will begin the Spring Cleanup (leaves and some debris) Mid-March. The first application of fertilizer and preemergent will be applied late March. A directory spot email notification will be sent out a few days prior to the activity taking place.

**Westmont Cleanup Squad** – It seems lately that Trash Day Pick Up for our subdivision leaves us with various unwanted items on the ground. I would like to invite each of you to be a part of our “Clean-Up Squad” by picking up an item or two of the “runaway trash” from your own yard, and perhaps even reaching over to your neighbor’s property if some has landed there as well. It also would be greatly appreciated if walkers would be on the alert for the litter and remove it while you are “out and about.” If everyone makes a little effort to pick up “this or that” it will be a quick fix for all of us, and an opportunity to restore beauty to our wonderful Westmont. Thanks to those who may already be picking up unwanted litter.

### **SOCIAL DIRECTOR’S REPORT – Ray Hawk**

**Social Events** – Ray and the social committee are actively planning some events for this year. Currently in the works are two “Happy Hour” events at Pinstripes, another Westmont Walkabout/Meet and Greet, National Good Neighbor Day, and a Picnic/Potluck. More details will be forthcoming. Ray and the social committee volunteers, Pam Tittle, Robbi Arenson, John Rudzinski and Carol Barlau are trying to identify and sponsor additional events that interest the Westmont community. If you have ideas, we urge you to share them by calling Ray Hawk at 816-714-8444 or contact a committee member.

**Social Clubs** – Now is the perfect time to consider starting or joining a social club to connect with like-minded individuals who share your interests. Whether it’s a book club, card club, game night, or gardening club, social clubs provide opportunities to make new friends and enjoy shared activities. Contact Ray Hawk or one of the social committee volunteers and we will help you get started and get the word out.

### **THIS AND THAT – Carol Barlau**

**Spring Lawn Projects** – Spring is a great time to improve the appearance and health of your lawn. Here are some tips on how to plan your lawn project: **1)** Assess the condition of your lawn by looking for bare spots, weeds, pests, disease, and soil quality. You may need to do a soil test, dethatching, aerating or weed control before you seed or sod; **2)** Choose the right type of grass for your environment, i.e., drought-tolerant, shade-tolerant, traffic-tolerant, etc.; **3)** Decide whether to seed or sod. Seeding is cheaper and more flexible, but it takes longer and requires more care. Most landscapers say it is better to sod in the Spring and seed in the Fall; **4)** Prepare the site by clearing the area of debris, rocks, weeds, acorns, etc. Level the ground to improve drainage and add some topsoil, compost, or fertilizer to enrich the soil; **5)** Plant the seeds or lay the sod and water, water, water. When seeding, be sure to cover the seeds lightly with soil and mark the area to avoid walking, mowing or preemergent being applied to this area until grass is well established. Then sit back and enjoy your lush green lawn!

**Contractors** – Have you had a good experience with a contractor you have used? If so, tell us about it so we can share it with others in the neighborhood. Send a brief summary of the contractor you used and your experience to carol.barlau23@gmail.com. This is not intended to be a recommendation, but just overall experience sharing. The selection of a contractor is up to the homeowner.

### **WESTMONT BOARD MEETING**

The monthly meetings of the Board are held on the **third Monday 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, March 18<sup>th</sup>, 2024.