

Westmont News – May 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** – Blaine Halvorson, 913-219-8081, bhalvorson2369@att.net
- **Secretary** – Jan Hodgson, 913-558-8532, jan.hodgson@gmail.com
- **Lawn & Grounds Director** – Linda Stogsdill, 913-439-7365, lkstogsdill@gmail.com
- **Social Director** – Ray Hawk, 816-714-8444, sterno4520@aol.com
- Nancy Kocourek, 913-451-4428, butchette442@gmail.com
- **Public Relations Chair** – Carol Barlau

*** The Westmont Spring Garage Sale will be held Thursday, May 4th through Saturday, May 6th ***

PRESIDENT'S REPORT – John Ziegelmeyer

Let's hope for some nice weather for our Spring garage sale. After the sale, on Monday, May 8th between 8am and noon, City Thrift will pick up any items you wish to donate. Please have items at the curb boxed, bagged, and labeled "City Thrift." Visit the website to see what items are acceptable for donation:

<https://www.citythrift.org/donate/>

For items too large to move to the curb, you can call 816.222.5081 to schedule a pick-up.

Mark your calendars for our Fall Westmont Garage Sale -- September 14-16, 2023.

Reminder, if you want to receive email updates and notices regarding the lawn and grounds activities and general Westmont HOA news, your email must be in Directory Spot. You can send your information to: westmonthelp@gmail.com.

Emails sent from Directory Spot will have an indicator showing they are from Directory Spot. These emails are the only approved communications from the Westmont Board. If you receive any other emails from Westmont residents that you do not know and do not want to receive, feel free to reply to them with a "Please remove me from your distribution list."

VICE-PRESIDENT'S REPORT – Larry Tittle

I am pleased to report two ARC forms were completed in April resulting in two new roofs on adjoining homes which went smoothly.

At the April board meeting we had several homeowners requesting inspections to be started again. I have a plan to start inspections at the end of April. Some homeowners mentioned they are aware of wood rot problems causing termite, water, and woodpecker damage. As a homeowner, you should be aware this problem will not go away and should be addressed as soon as possible.

We received feedback from OPCares on the sidewalk repair on 121st. St. There is no immediate remedy, and it will need replacement which may not be until 2024. The request has been sent to an OP engineer for assessment and then put on the replacement list.

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

TREASURER'S REPORT – Blaine Halvorson

The April 2023 financials were submitted to the Board for review and approved during the March Board meeting. The one off for March was the invoice for lawn services rendered in February. In the first quarter of the year, we underran our snow removal and used funding from that account line to cover this invoice. Also, in March we had one homeowner delinquent on dues.

During our 17 April meeting, a recommendation was made to provide an additional weed treatment to all homeowners. The application "T-Zone" is recommended by Precision Lawn Services, to eradicate the various weed infestation many of the homeowners are now reporting. The treatment had been estimated to cost \$4000. Because this was an unplanned expense, six members of the Board met via conference call on Thursday, 20 April. Based on a review of the YTD budget, we have underrun the snow removal line of the "Lawn and Ground Maintenance" category for three consecutive months, thereby making funding available for this unplanned expense. The Board voted and approved the expenditure and to proceed with the treatment.

LAWN AND GROUNDS REPORT – Linda Stogsdill

During the last week of May, Precision will spray insecticide on the common areas as well as on any front facing shrubs on your property that they have trimmed. If anyone wants the rest of their shrubs sprayed at the same time, the cost will be \$30. There will be a sign-up sheet coming by email early in May. I believe that is the only item we have not alerted you to by poster or by email.

Additionally, please remember not to water your grass on Thursdays when it is mowed. Feel free to resume watering right after your grass is cut. Also remember to open/unlock your backyard gate if you want that part of your yard mowed. And finally, thanks to all who do so much to keep beautiful yards. As a regular walker, it is a pleasure to see so many beautiful yards.

SOCIAL DIRECTOR'S REPORT – Ray Hawk

Ray met with social committee volunteers, Pam Tittle, Robbi Arenson, John Rudzinski, and Carol Barlau to plan social events for our community. Ray's team produced an extensive list of great community events, so get ready to have some fun with your neighbors!

Our first event will be in June when we will have a Neighborhood Meet & Greet Walkabout. This Fall, on September 28th, we will take part in National Neighbor Day which celebrates the importance of being a good neighbor. As Mister Rogers would say, "Please won't you be...my neighbor?" Stay tuned. Much more to come.

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 meetings are open to all homeowners who wish to attend. If you have a specific question or topic, please submit it to the president in advance of the meeting. It will be placed on the agenda for discussion at the end of the meeting during the Westmont homeowner Q&A. Printed copies of the agenda will be available at the meeting. The next meeting is scheduled for Monday, May 15th.