



COUNTRY CLUB HOMES ASSOCIATION

Winter 2005

Board News

What does the Board do?

As the Board of Directors, we are homeowners and neighbors who share your concern for safety, aesthetics and property values. We work to promote a spirit of community within the neighborhood, and strive to exercise patience when a home improvement project is taking place. On occasion, however, we receive complaints about properties when it is viewed that the conditions could negatively impact property values and public safety.

The Bylaws of our homes association cannot enforce City codes. Rather, our Bylaws are the governing arm of the Board regarding our association's boundaries, assessment charges and the way they are calculated, and general Board information such as officer terms, meeting times, voting, officer duties, elections, and such. The Board also works with other homes associations to maintain zoning and variance violations.

The City office that enforces codes is the Neighborhood Preservation Division (NPD). Their office number is 816-513-9000. If you have a situation that you are dealing with, we recommend the following steps be taken:

1. Have a friendly, non-threatening chat with your neighbor, and don't wait

until you are fed up and ready to blow a gasket. Be specific about your concern. The goal is to find out if the problem is one that will be addressed soon, and to gauge the homeowner's willingness to take the problem seriously. Note the date of your conversation.

If the situation is not resolved within a reasonable time frame, one of two things can then occur:

2. You may call the NPD and file a complaint. Someone from the NPD will visit the property to investigate the complaint. Most likely a letter will be issued from the NPD as a result, giving a specific deadline for resolving the issue, after which time fine(s) may be imposed.

Please keep a Board member in the loop about any complaints filed with the NPD as well as the final resolution. This way we can let further complainants know what action is being taken.

3. You may opt first to write the Board with the specifics of your complaint, including the date you spoke with the homeowner, and any other useful information such as conversations you know of that others have had with the homeowner about the situation. The Board may then write a formal warning, asking that the situation be remedied by a certain deadline before a complaint is

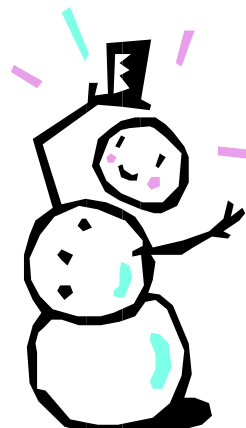
filed with the NPD. If the deadline passes and the situation has not been remedied, the NPD will be called and a complaint filed, and the initiating complainant will be notified.

Should the NPD become involved, any further concerns should be taken up directly with the NPD rather than with the Board.

It is our hope that clarifying the Codes will raise awareness and therefore eliminate any need for complaints to be filed. All City Codes can be found at www.kcmo.org. Property maintenance is Chapter 56 and Chapter 48 is nuisance.

Association Dues

Your prompt payment of the association dues is appreciated. The budget is based on the number of properties and the amount of dues paid. Delinquencies are subject to interest and liens placed on the property. Save some cash, pay your dues today!



Welcome New Neighbors!
Stop by and say Hello!

Sean and Barbara
Bradshaw
631 West 59th Terrace

Michael and Brooke
Brannigan
638 West 59th Terrace

Juliette Chisholm
445 West 60th Terrace

Craig Grady
608 West 60th Terrace

Judith Spooner
410 Huntington Road

Gill and Lisa Parra
621 West 59th Street

Jeremy Weis and
Nicol Fitzhugh
612 West 59th Terrace

M. W. Woody and
M. T. Epperley
629 West 60th Terrace

Dennis and Susan
Wunder
400 West 58th Terrace

Brookside Watershed Project

The Brookside Watershed Improvement Project (Phase 2) will begin in early 2005. The City is installing new storm sewers beginning at 61st Terrace and Pennsylvania Avenue, going north on Pennsylvania to Huntington Road, and east on Huntington to Brookside Boulevard. The existing sewer lines will not be disturbed. The project should last 18 months and there is no

assessment to the homeowners. Board member Mary Hutchison attended a public meeting recently for residents regarding flooding. The meeting was conducted by the Kansas City Water Department.

Jerry Hoffman, Overflow Control Program Coordinator with Burns and McDonnell and Charles Raab of the Water Department explained the results of the recent

smoke testing in our area. The City is planning improvements to the sewer system to help with flooding, but there are also several things homeowners can do to reduce overflows.

A complimentary brochure explaining how you can help prevent sewer back-ups and overflows is available. Call Mary at 816-523-8363 if you would like a copy.

Pennsylvania Avenue Curb Update

The curb replacement for Pennsylvania Avenue is temporarily on hold. While attending a Public Improvement Action Committee meeting, information was shared that we could do a curb only replacement and needed 60% approval for the entire project. Homeowners along Pennsylvania Avenue provided over 60% support for the curb replacement. Once the information was received at City Hall, the petition was rejected be-

cause they indicated that we must replace curbs AND sidewalks in the project AND must have at least 50% approval from homeowners of each block. While we achieved over 60% support, there are two blocks where there was not an approval from half of the homeowners. We have since learned that the Brookside Watershed Project will affect Pennsylvania Avenue from Huntington Road to 61st Street in our homes association. With the

amount of construction happening, the Homes Association Board has decided to put this project on hold until it can be determined what will happen to the curbs and sidewalks along Pennsylvania Avenue during the Brookside Watershed Project construction. Thank you to the homeowners who expressed the desire to improve the street adjacent to their property. Your signature will be required again when this initiative resumes.

Neighborhood Potpourri

Fall Rendezvous Voting

The results are in without having any hanging chads or conducting a recount. Lloyd Black was re-elected president of the homes association. Approval was also given to use previously collected snow removal assessments for this year's snow removal needs. Thanks to all who voted!

Neighborhood Watch

There was a recent "smash and grab" robbery in the 400 block of 58th Terrace. According to John Trainor, our community police officer, this is the most common type of crime in our area. Please remember to keep valuables, handbags, briefcases, laptops, and such away from

windows and doors. Combine this with well lighted yards and keeping a watchful eye out for unfamiliar people and vehicles will keep crime to a minimum.

There was also an incident reported where a young man was walking from house to house, ringing doorbells around 8:30 pm. If no one answered, he peered into the windows. Our homes association is part of neighborhood watch so call 911 whenever there is any type of suspicious activity.

Parking Reminders and Snow Removal

The Board has been notified by a couple of neighbors who received parking tickets. The

tickets were for blocking the sidewalk with a parked vehicle, parked vehicle blocking the entrance to a driveway and parking your vehicle on the wrong side of the street (parked facing the opposite flow of traffic). You may wish to take a few extra seconds to park legally and avoid the risk of a parking ticket.

The Board will call for snow removal whenever there is more than two inches of snow and the weather conditions call for extended cold weather as to not permit melting. Please park your vehicles in your driveway or garages so that the snow plow can adequately plow your street. Thanks for your help!