



# The Armour Star

The Newsletter of the Armour Fields Homes Association  
Including homes in Armour Fields & Romanelli Gardens

*Our security service:  
Chesley Brown International  
816-753-2945*

c/o Homes Associations of Kansas City  
4200 Somerset, Suite 216  
Prairie Village, KS 66208, Tel. 913-385-2440

www.armourfields.org      October 2015

**A R M O U R  
F I E L D S**

## Upcoming Special Events

**KC Marathon prob-  
lems discussion  
Dec. 5 10 am  
Country Club  
Christian**

**KCMO leaf & brush  
curbside pickups  
December 10**

**The Holiday Light-  
ing contest will be  
judged on  
December 11**



## AFHA Notes

This Fall has been magical, thanks to the Kansas City Royals.  
The never-give-up 2015 Royals have become World Champions.  
Armour Fields salutes them!

We do need to apologize for the delay of this issue of the newsletter.  
Personal and business conflicts made it difficult for the former editor to  
complete the task.

One of the favorite events held by AFHA is the Holiday Lighting Contest.  
Literally thousands of vehicles drive thru Armour Fields just to see the  
fabulous lighting and decorative displays.

Let's make this the best year ever.

To be eligible for consideration complete your display by Monday, Dec. 7.  
The Categories for awards are: Best Block, Most Elegant, Best Theme,  
Most Elaborate and Most Original

The winners will be announced after Friday, Dec. 11.

The current AFHA board roster and contact information is on the last page of  
this issue. Welcome to new board members: Julie Harris, Chris Fisher, Kevin  
Hodge and returnee Hank Van Arsdale.

We have had a number of serious crime incidents nearby. Please be cautious,  
alert and aware of every situation so you can react properly. Remember the  
holiday season has all criminals very active. Keep valuables out of view, keep  
garage doors closed, don't use ATMs at night.

Octoberfest this year was fantastic! We know you all had a great time, since  
you told us how much you enjoyed it.

*Please Support our advertisers*

# GEORGE MEDINA TEAM

The TOP PRODUCERS in 64113 for the Past Decade

**Thanks for Making 2014 our Best Year YET!**



**Eli Medina**

**816-838-5179**

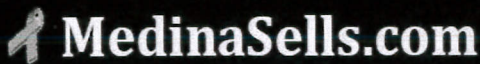
Reece & Nichols Realtors  
EliMedina@reecenichols.com

**George Medina**

**816-838-5178**

Reece & Nichols Realtors  
GeorgeMedina@reecenichols.com

- 🏠 As seen on HGTV's House Hunters (Season 85, Episode 11)
- 🏠 Check out reviews of the GEORGE MEDINA TEAM on [www.Zillow.com](http://www.Zillow.com)
- 🏠 Voted #1 Realtor in Kansas City – KC Pitch 2014
- 🏠 Look for our Billboard at 72nd and Wornall heading South



**Welcome to Our New Neighbors!**

We welcome the following new neighbors to the Armour Fields Homes Association. Please take a few moments to welcome them to our neighborhood!



Jeffrey & Marjorie Adair 441 West 66th Terrace	Matthew Gold 1011 West 70th Street	Megan O'Rear 433 West 70th Terrace
David & Katherine Anderson 1019 West 69th Street	Emily & John Goodwin 421 West 67th Terrace	Tahlia & Nathaniel Riley 640 West 70th Street
John & Stephanie Andrews 619 Romany Road	John & Jessica Hassler 430 West 67th Terrace	Thomas & Irma Russell 633 West Dartmouth
Valerie Brands-Martin 1018 West 66th Terrace	Sara Holzschuh 406 West 70th Terrace	John & Elizabeth Selby 620 Romany Road
Marita Barkis 426 West 68th Terrace	Andrew & Katherine Huber 406 West 70th Street	Brady & Carly Skjervem 409 West 70th Street
Chad & Danielle Brausen 446 West 67th Terrace	Vince & Jessica Ismert 612 West 70th Terrace	Gary Stella 441 West 67th Terrace
Matthew & Michelle Daniels 443 West 66th Terrace	Everett Kerr & Tracy Gordon 800 West 68th Terrace	John Stout 7011 Edgevale
Aaron Chait & Meghan Davison 1000 West 70th Terrace	Jordan & Stephanie Kronberg 1006 West Gregory	Mark & Mallory Van Winter 1020 Romany Road
Heather & Jonathan Dilley 410 West 67th Terrace	Patrick & Laura LaHue & Robert & Susan Bjerg 441 West 70th Terrace	Franciscus Van Zeeland 6534 Summit
Thomas & Virginia Dobesh 600 West 67th Street	Elizabeth McCarthy & Mario Manese 659 West 70th Street	Helena Igert-Vilott 619 West 69th Terrace
Dawn Fire 1007 West 69th Street	Brent Goff & Clifton Neff 1004 West 69th Terrace	Rebecca Wayman & Robert Beavers 615 West 67th Street
Andrew Fischer 1014 West 70th Street	Bryan Messick & Jacqueline Nugent 433 West 66th Terrace	Scott & Jacquelyn Wayne 6919 Pennsylvania
Bart Gabert & Erin Kiekbusch 629 West 70th Terrace		
Margaret & Keith Glasch 438 West 67th Terrace	Brent & Rachel Neihart 6955 Valley Road	



**Octoberfest -Shannon Dover**



The AFHA held its annual Octoberfest on Saturday October 24, from 4-7. We were fortunate to have a beautiful fall day for the event. We saw a record turn-out from our residents this year. There were pony rides for the kids, great decorations, a rockin' DJ, delicious food catered by Woodyard Barbecue, incredible wine from our newest board member (and owner of The Cellar Rat), Kevin Hodge, and what Octoberfest would be complete without...BEER! Thank you to all who came and especially to all who helped with this huge event. If you couldn't make it to Octoberfest, please join us in June for our annual meeting and party. Have a happy and safe holiday.

!



**SYLVIA MEDINA SMITH**



**REALTOR® MO & KS**  
 Home Staging Consultant  
 Real Estate Photographer  
**816 210-6068**  
[smedinasmith@reeceandnichols.com](mailto:smedinasmith@reeceandnichols.com)

**REECE & NICHOLS**




!

*Serving Area  
 Travelers Since 1945*

**Shelton Travel Service**  
 Mark Ebbitts, President  
 (Romanelli Resident since '86)

**Specializing in Vacation  
 Travel**

4800 Belleview  
 2 Blocks West of the Plaza



**PLaza 3-4888**  
 (816-753-4888)  
[www.sheltontravel.com](http://www.sheltontravel.com)  
 E-mail address: [info@sheltontravel.com](mailto:info@sheltontravel.com)

### Parks & Islands – Jane Aylward

Updated information on Parks & Islands:

bollards and wrought iron have been painted, some signs repainted, trees have been trimmed, needed replacements of plantings due to canine urination and people who drive over the islands rather than around them has been completed, electrical boxes and landscape lighting due to vandals has been repaired...just a typical summer in Armour Fields.

What I really want people to know is information about the storm sewers and the practices of some landscaping companies who have been hired to take care of your lawn work.

First, it is **NEVER** okay for the workers to blow your leaves into the street or directly down the storm sewers.

As a property owner, you are responsible for keeping your curbs and

sidewalks clean, including cleaning up after the city trees in the parking, including the #%\* gum balls planted by KCMO. Blowing all that out into the street and then into the storm water intakes is illegal. It also is the reason our basements can smell so bad—the decaying leaves and gumballs clog up the screen filters in the sewers and as it fills up it backs up into the basements of corner and close-to-corner houses. It does not disintegrate in days, but months.

Second, it is **NEVER** okay for landscapers to blow debris onto an adjacent park or traffic island, even if they claim they will “mulch” it later. The workers may say I told them it was okay, which I have never done. They are NOT “doing us a favor”, so don’t believe that line either. Call

me if you need to 816/520-0750, and I will talk to them.

I try to give homeowners a first time pass. I call the homeowner, who is usually unaware of what his/her contractor is doing. However, this is my 6th year at this job, so no more semi-nice guy. This is illegal in every city in the metropolitan area—all the pros know it is, so we will take phone photos of the truck license plate, company sign, house number and pics of the clean property with all the leaves in the middle of the street, and then send them in with the complaint form to KCMO.

The city gets hoppin’ mad when they catch someone messing up the sewers even more than they already (Continued on Page 7)

are and will issue a stiff fine—so be warned and warn your contractor.

Another item - it is not okay to put these items down the sewers: kitty

*Barbara Roche*, GRI, CRS, ARD

*Armour Fields Specialist*

*Master Gardner* 



barbararoch@reeceandnichols.com

816-223-5288



**ReeceNichols**

REAL ESTATE  
MORTGAGE  
TITLE  
INSURANCE



**21st-century faith  
in a traditional setting**

- Adult Ministries/Small Groups**
- Children's Ministries**
- Youth Ministries**
- Outreach Ministries**

**Country Club  
United Methodist Church**

*Sunday Mornings*

*Sunday School for All Ages 9:30 a.m.*

*Worship Service 10:45 a.m.*

*57th St. and Wornall Road | Kansas City, MO*

*www.countryclubumc.org*

*Church Office: 816 444-1888*

## 2016: A Year to Stabilize AFHA Finances? - Stu Bitner, Treasurer

Armour Fields Homes Association has remained financially solvent in recent times, although budget and balance figures indicate a slow decline of reserve funds in recent years. Changes in the fee structure may have halted this decline, but it is too early to tell for sure.

The following table shows the budget balance as of October 31 over four years. October is the month the second billing is sent for those who make payment twice a year. (Fiscal 2015 ended on March 31, 2015 and fiscal 2016 began on April 1, 2015.)

Assets: Oct, 2015	Assets Oct. 2014	Assets Oct. 2013	Assets Oct. 2012
\$89,236	\$95,050	\$94,299	\$106,062

It is important to keep in mind that the current budget is just over \$117,000, so there is a significant, but not extravagant, reserve for unexpected expenses or for potential use on deferred maintenance.

What does this mean for the future? It is still too early to tell for sure. There is a slight drop over last year. However there are several who have not yet paid their second payment, and we know that those funds will help raise the balance.

Armour Fields residents earlier voted to make the \$75 per year security and snow removal dues required rather than optional. However, the total fees were reduced by \$10 for those already paying. Thus the long-term implications, over an entire fiscal year, are not yet certain.

The chief reason for waiting to judge the current financial status is that last winter's snow fall was less than  
(Continued on Page 7)



## ANN HYDE

25+ years of real estate service ready to go to work for you!

Let's meet for coffee and talk about your real estate needs.  
Please call or text me 913.980.5555.

**AnnHyde.com**

I am a long-time Armour Fields Resident.

### My experience can help you with:

- **RIGHTSIZING.** Smaller or larger, I'll help you find it and make it work.
- **REMODELING.** Call me to ensure the best return on your investment.
- **STAYING WHERE YOU ARE.** I'll help you use your current space to best advantage.

**ann@annhyde.com**  
**913.980.5555**

**KELLER WILLIAMS Key Partners, LLC**  
4200 Somerset • Prairie Village, KS 66208



### Parks and Islands - Continued

litter, diapers, wipes, bags of fast food trash, anything plastic, old mulch, small tree limbs, mylar and rubber balloons, glass bottles, estate sale debris, dead pets, fish and animal parts from cleaning your catch/take. I have lived here 32 years, I have witnessed or heard about all of these "drops" down the storm intakes in this very neighborhood.

The sewers are not a free-flowing creek, they are an ancient system of too-small pipes with screen filters, T-intersections, H-intersections and lift pumps which can all become clogged when we put things in which they were never designed to carry. If we take care of them, we won't find ourselves with our stored belongings floating in 24" of water in our basement the day we are hosting a big back-to-school PTA packet-stuffing party because the lift pump at the corner of 67th and Valley got clogged again. There aren't enough scented candles and potpourri to handle that smell-- I just had to keep the windows open, A/C on high and orange slush flowing because the sewer couldn't.

P.S. We found a small stone statue of a dog at one of the parks. Please call to identify and I will bring it to you, 816/520-0750. Jane Aylward

### Treasurer - Continued

in many/most recent years. One result was the budget for snow removal ended with a surplus. On the other hand, there have been delayed maintenance and replacement problems with wall and statues, which have added to the expense side of our ledger.

The snow removal surplus, together with many other variables, means that it is too soon to make a truly accurate judgment. *It is important that those who still have not made payment for the current year do so as soon as possible.* There are several repair and replacement projects (walls, plantings, etc.) that need to be completed. Of course winter is nearly here, so the snow removal season is just ahead.

Of course a note of appreciation is extended to those who have completed payment and taken care of their obligation. *Thank you so much!*



### Advertising

*The Armour Star* reaches about 850 homes in our neighborhood each issue, and accepts advertising at the following rates: Size of the ad on this page: \$30 per issue or \$105 for four issues. Quarter page ads (such as ads on page 6) are \$55 per issue or \$180 for four issues. Residents of the Armour Fields Homes Association receive a 20% discount from these prices. Other rates available upon request. Contact the Editor, Shelley Cetin 816.588.2817

**POOCHES PARADISE**  
Daycare & Resort  
**WHERE COOL  
DOGS STAY**



**7200  
WYANDOTTE ST.  
KANSAS CITY, MO  
816.361.3388  
poochesparadise.com**

## Armour Fields Homes Association Board of Directors

President and Fountains	Hank Van Arsdale	660 West 69th Ter	816.333.6691	hbvanarsdales@gmail.com
Treasurer	Stu Bintner	612 West 70th	816.523.0019	stubintner@aol.com
Special Events	Shannon Dover	425 West 70th Ter	816.363.4086	sdoover@nkcschools.org
Parks & Islands	Jane Aylward	649 West 67th Terr.	816.333.7587	aylwardclan@live.com
Julie Harris		632 Romney Rd	816.361.5034	jharris25@mac.com
City Liaison & VP	John Murphy	449 West 68th	816.729.5222	kellyjohnmurphy@aol.com
Newsletter	Chris Fisher	616 West Dartmouth	816.738.5554	chrisfisher236@gmail.com
Block Captains	Alex Kopulos	1004 W 68th Ter	623.337.1448	akopulos@gmail.com
Safety and Security	Kevin Hodge	616 West 70th	816.898.0696	kevinhodge72@gmail.com

The Armour Fields Homes Association is a non-profit organization, with board members who donate their time and work for the benefit of the neighborhood.

*The Armour Star* is published four times a year by the Armour Fields Homes Association. All articles are written by volunteers from your neighborhood. Postage and printing costs are covered by annual dues and advertising. If you have comments or articles, please direct them to Chris Fisher 816.738.5554 [chrisfisher236@gmail.com](mailto:chrisfisher236@gmail.com) Copyright © 2010 Armour Fields Homes Association

Standard Class  
US Postage  
**PAID**  
Permit 2394  
Kansas City, MO

The Armour Star  
Armour Fields Homes Association  
Incorporating homes in the Armour Fields, Romanelli  
Gardens and Meyer Circle Subdivisions  
c/o Homes Associations of Kansas City  
4200 Somerset, Suite 216  
Prairie Village, KS 66208  
[www.armourfields.org](http://www.armourfields.org)

