

COUNTRY CLUB DISTRICT

HOMES ASSOCIATION NEWSLETTER

SUMMER/FALL 2020



CONCERTS DURING CORONAVIRUS

Ann & Jim Cooling, 1000 Huntington Road, along with their extended family, friends, and many neighbors, enjoy jazz music on a pleasant Friday evening in May. This scene is one of several ways neighbors have communed this summer while practicing appropriate social distancing measures.

PRESIDENT NOTES from Beverly Elving

The Country Club District Homes Association was incorporated on August 25, 1920. Throughout its first century, our neighborhood has flourished, becoming more beautiful every year. While this our 100th year has presented many challenges to daily life as we deal with the pandemic, how very fortunate we are to live in a neighborhood where we can walk, run and bike in an oasis of beauty and calm.

A "victim" of the pandemic and necessary safety measures was our annual summer gathering, which was reimagined last year as a neighborhood and family celebration. Plans were underway for a similar event this year when it became clear to the Board that we could not safely gather this year. We'll all look forward to getting back together on the back side of this trial.

Our annual business meeting will be virtual this year, a Zoom meeting graciously hosted by our neighbor Country Club Christian Church. See the link for the meeting on page 4. We'll look forward to seeing you all there!

Warmest wishes for a safe, healthy and calm fall.

WELCOME TO THE NEIGHBORHOOD:

Aaron & Jamie Young
828 Greenway Terrace

Mark Smith & Jill Reynoldson
809 Huntington Road

Amy & Mack Savage
830 West 61st Terrace

Christopher Smart
1001 West 64th Terrace

Renita Marie Mollman
5901 Belleview

Ryan & Jessica Townsend
6135 Ward Parkway

David & Mary Braddock
845 West 62nd Street

Kassandra & Kyle Vena
804 West 63rd Street

Emily & Alex Dack
804 West 62nd Street

CCDHA MAP KEY

1. Gracious antique urn surrounded by reblooming day lilies.
2. Vintage streetlights and lighted flagpole surrounded by knockout roses.
3. The lovely pedestal and basin from the fountain removed from Rooster (Schmelzer) Island (#7) are being repurposed as a planter on the western entrance from Ward Parkway to 58th St/58th Terrace. Phil and Judy Donnellan generously provided the water to ensure the sod repair made it through a very dry late August.
4. Urn on limestone base was planted and maintained by Bev Elving.
5. Urn surrounded by globe boxwoods was planted and maintained by Cindy Irey and Susie Luening.
6. Urn surrounded by reblooming day lilies was planted and maintained by Cindy Irey and Susie Luening.
7. Pat Pasek has diligently tended the day lilies, salvia and roses surrounding the fountain on Rooster Island for many years. The Paseks also took on keeping water in the fountain until its deterioration made that no longer feasible.
8. Graceful white blooming redbud underplanted with reblooming day lilies.
9. Tall urn surrounded by horse chestnuts was planted by Bev Elving and maintained by Diane Wilmot.
10. Wishing well basket planted by Nina Hollabaugh.
11. Jenny Beerman kept a close eye on the landscape roses surrounding the Dove Vase statue, an antique relocated from Italy to its current location in the 1920s and restored by our homes association in the early 1990s.
12. Very tall urns at entry to the neighborhood at Meyer Boulevard and Valley Road planted and maintained by Eric and Bethany Austin and Cara Newell.

CCDHA ISLAND BEAUTIFICATION

Our neighborhood stretches from 57th Street on the north to 65th Street to the south, and Ward Parkway on the west to Valley Road and Summit Street to the east.

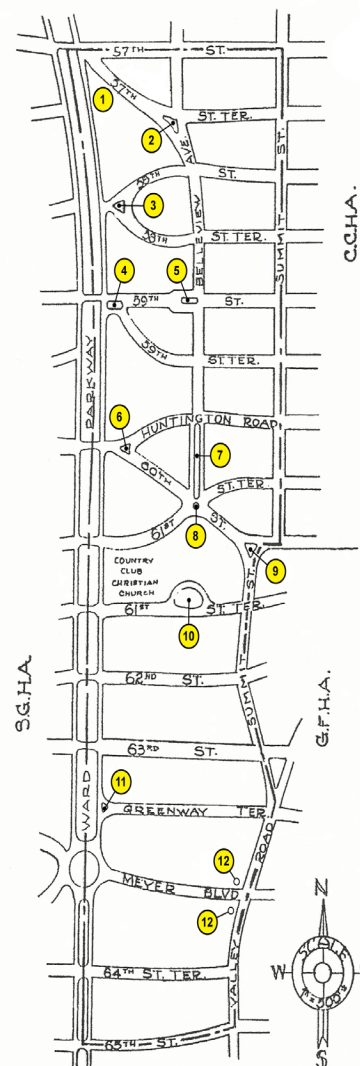
One of the greatest pleasures of living in the Country Club District is the beauty and variety of the landscaping and decorative urns located on the twelve islands located throughout the neighborhood. While the islands are public property and owned by the City of Kansas City, which is responsible for their maintenance, the homeowners of the CCDHA have chosen for many years to devote a significant portion of the annual assessment to the beautification and care of the islands. This care includes planting and maintenance of perennial flowers and foliage plants, shrubs and ornamental trees, as well as seasonal plantings in many of the urns. It also includes the care of the fountain on Schmelzer Island (Bellevue, between Huntington and 60th Terrace), which was replaced this year to once again delight the hundreds of neighbors who walk, run and bike by it daily.

The urn plantings are designed and completed by neighbors

while the larger plantings and maintenance tasks such as mowing, turf treatment, watering during extended dry periods and spring and fall cleanup are performed by a landscaping contractor. The contractor is selected by the Board each year, and the Board receives competitive bids on a biennial basis. All this work is overseen by a volunteer Beautification Committee, a group of neighbors who tour and examine all the islands each year in early spring with the landscaping contractor to develop a plan for the work to be completed that year. The committee also solicits and coordinates with the volunteers who "adopt" urns each year to plant and water.

Please join with the Board in thanking the neighbors who have been so generous with their time in planting and tending the urns this year, whose names you can see on the key to the island map. If you have an interest in gardening and a little spare time in the spring and summer to help in keeping the islands at their best, we would love to have you join us. Simply reach out to Bev Elving or any Board member and they will be happy to welcome you to the team.

Our thanks to those neighbors who have helped beautify and maintain our islands!



BUDGET & INCOME STATEMENT

Revenue	Year End 2019	YTD July 2020	2020 Budget
Assessments	26,574	26,574	26,575
Interest Income	171	194	155
Fountain Income*	6,244	4,760	3,000
Total Income	32,990	28,368	31,490

Expenses

Administration	2,995	1,747	2,995
Annual Meeting	0	0	250
Other Services	132	0	150
Insurance	706	706	706
Island Maintenance	20,143	12,076	19,200
Fountain Maintenance, Utilities	0	155	450
Capital Improvements	0	0	11,000
Newsletter, Postage, Supplies	380	185	1,200
Social Activities, Meetings	1,802	25	2,150
Total Income	26,159	14,895	38,101

Net Income/(Loss)	6,830	13,472	(6,611)
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- 2019 Fountain Income includes contributions from 2018.
- 2019 Net Income includes fountain contributions to be spent in 2020.
- For 2019 and 2020, combined net income is projected to be close to \$0.

BALANCE SHEET

Assets	Dec. 31, 2019	July 31, 2020
Cash In Bank	40,299	51,295
Accounts Receivable	1,182	1,226
Deposits with HAKC	3,000	3,000
Total Assets	44,411	55,522

Liabilities

Accounts Payable - HAKC	2,135	3,032
Deferred Income	3,259	-
Total Liabilities	5,394	3,032

Reserves

Retained Earnings	36,781	39,017
Current Earnings	2,235	13,472
Total Reserves	39,017	52,490

Total Liabilities & Reserves	44,411	55,522
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CCDHA BOARD OF DIRECTORS

Beverly Elving, President
belving@me.com

Cyrus Hund, Vice President
cyrus.hund@gmail.com

Brad Beets, Secretary
bdbeets928@gmail.com

Jim Wilkinson, Treasurer
jimwilkinson623@yahoo.com

Joanne Kane, Director
mybeautifulboys85@gmail.com

Madeleine Rau, Director
madeleine.rau@gmail.com

Christopher Mitchell, Director
cmitchell3@gmail.com

ANNUAL “VIRTUAL” MEETING

September 12, 2020, 9:30 AM

Given the corona virus pandemic, the annual meeting will be held virtually this year. We hope this format will allow more people to attend safely and take an active role in our homeowners association.

Thank you to our hosts, Country Club Christian Church.

Please join us VIA ZOOM Link:

<https://zoom.us/j/93483950423?pwd=S3FuVk5acUh1TWdaOGxOZXREcndsUT09>

Meeting ID: 934 8395 0423

Passcode: 209551

Or Call In: 1 (312) 626-6799

If you did not receive the meeting notice and this newsletter electronically, please send your preferred email address to: **info.ccdha@gmail.com**

MEETING AGENDA

1. Welcome and Introductions
2. Thank You's: Country Club Christian Church for hosting our 2019 and 2020 meetings
3. Introduction of New Members
4. Beautification Committee Update
5. Treasurer's Report
6. Schmelzer Island Fountain Project
7. Resolution -- Setting Annual Membership Assessment for 2021
8. Resolution -- Election of Board Members for a Two-Year Term
Kitzi Dingley
Bev Elving
Christopher Mitchell
Whit Zweifel
9. Other Business
10. Adjournment

COUNTRY CLUB DISTRICT HOMES ASSOCIATION

4200 Somerset - Suite 216

Prairie Village, KS 66208

913-385-2440

ha-kc.org

ANNUAL MEETING INVITATION



SCHMELZER ISLAND
FOUNTAIN UPDATE

There has been significant progress in replacing the fountain on Schmelzer Island, located on Belleview between Huntington and 60th Terrace. The new fountain (pictured here) has been purchased and installation is underway. As of this writing, the new fountain is in place and awaiting completion of installation. The fountain should be full of water and operational very soon, providing a source of pleasure for district residents and the hundreds of people who walk, run, and bicycle past the island every day. The graceful bowl and pedestal from the old fountain have been moved to the island where 58th Street and 58th Terrace join at Ward Parkway. There it will serve as a decorative planter.

While water in the fountain will be flowing, the installation will not be fully complete. The Board is working with city government to finalize approvals to install a city water line and make this a self-filling and more independently operating fountain.

The Board would like to thank all the district residents whose contributions helped make this possible. Our neighbors have contributed over \$7,740 to the fountain replacement. If you have not yet contributed and would like to join your neighbors in doing so, please send a check payable to CCDHA and mail to Country Club District Homes Association, attn Patty Steele, 4200 Somerset Drive, #216, Prairie Village, KS 66208.

I'D LIKE TO CONTRIBUTE TO THE NEW FOUNTAIN!

AMOUNT	\$	
NAMES		
ADDRESS		PHONE #