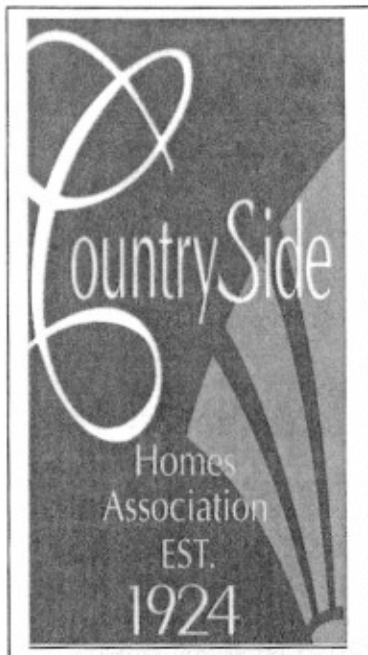


# CountrySide Newsletter

December 2007



## Notes from Our Neighborhood President

This is the time of the year when many of us start to feel the holiday stress at family gatherings, and what presents to purchase becomes our main focus.

Instead, this should be the time to take time out to count our many blessings. We are all privileged to

live in a great neighborhood filled with wonderful neighbors. Yet not all of them may be as fortunate as us, have a family or loved ones to care about them, or have a network of friends to share the season with. If you know someone in that situation, take a few minutes and spread your holiday joy, lend a helping hand, bake and share something, or just share a heart felt hello.

Let's also take a minute to remember our men and women stationed around the world who are away from loved ones, and may be also be in harms way.

"In this gentle season, when men remember they are brothers, let it be said that this nation founded a way to peace." Another Mother for Peace.



## Annual Holiday Lighting Contest

It's that time of the year for the Annual Holiday Lighting Contest. The board will be out the week of the 17<sup>th</sup> to find that special house and block that will designated as the best of the season. So get decorating and encourage your entire block to participate. The home judged the best will receive a \$50 gift certificate, and the block with the most participation will receive an additional \$100 towards your next block party.

## Snow Plowing

Well, for better or worse it's almost winter. Eventually the snow will fly and our plows will be out. In order to make the plowing as effective as possible, if you hear that snow is in the forecast, please park your cars off the street whenever possible.

## Voice Calling System

Mobilepage, an automated voice calling system, allows us to send a message to all members instantaneously at a very small cost. We will use this to provide critical information alerts as well as reminders for things like the picnic and annual meeting. If you hear "CountrySide Home Owners Association announcement" when you pick up your phone, please listen rather than hanging up. It is not a solicitation, and we promise not to bother you with frivolous announcements.

We recently used it to announce a meeting with our Councilwomen, Beth Gottstein and Jan Marcason. If you did not get the message, please let a board member know so we can be sure we have your correct phone number.

We are also putting together an email list to provide additional information for similar purposes so please make it a point to send yours to a member of the board for inclusion.

## City Leaf and Yard Waste Pickup

You haven't missed the last yard waste pickup of the year yet. The City will be coming around on December 14<sup>th</sup> for the last time this year. They will take up to 17 paper bags of yard waste so take advantage and get that cleanup done.

## **I Live on a Corner in Brookside**

By Peg Horner

I live on a corner in Brookside. There are two lovely stretches of my yard where, usually under the cover of darkness, my fellow dog owners think leaving their dog waste is okay! This may come as news, but the days of "my dog is just fertilizing the yard" are gone!

On September 20<sup>th</sup>, the Kansas City Water Department Services published a conceptual plan called the Overflow Control Program. It is estimated to take over 25 years to complete the work of separating sewer and storm water systems in a 56-square-mile area in south Kansas City, bounded by the State Line to the west, 85<sup>th</sup> Street on the south, the Blue River on the east, and the Missouri River on the north. Even at the projected cost of between \$2.4 and \$3 billion dollars, the City admits that this proposed Overflow Control Program will not fix the water pollution problem, namely the bacteria *E coli* and coliform, both fecal contaminants. According to the plan, the probable source is pet waste leeching into the storm water systems that drain the entire metropolitan area, including Kansas communities.

Recently we've all become better environmental stewards. We're taking the stairs instead of the elevator, if only for a couple of floors. We say "paper" instead of "plastic". We sort our trash into recyclables and non recyclables. Here's another behavior change that will have a more significant impact on our environment and health, particularly water quality: Promptly pick up your pet poop! Discard it in the trash.

I purchased biodegradable doggie bags on-line, a roll of 120 bags for \$8.99. I plan to buy an attractive container and place a roll of these bags on my fence. Maybe my fellow dog owners will consider using one next time, under the cover of darkness, when their dog decides to ..... well, you know. I better put a night light on that container.

Respectfully, Peg Horner APRN (that's Advanced Practicing Nurse, board certified)

I received this additional commentary from another neighbor:  
Pet Owners!

Please remember your responsibilities both to your dogs and to your neighbors and enforce the leash law. Off-leash morning/evening stretches and bathroom breaks for your dog need to occur

within the confines of **your** property. And, when walking your pets through our beautiful neighborhood, please remember to pick up after them. This is just basic courtesy. Thank you.

## **Midtown Recycling Center has moved**

The Midtown Recycling Center previously located just South of 47<sup>th</sup> Street has moved to 1500 East 63<sup>rd</sup> Street. This is the parking lot of Metro Shopping Center, conveniently located between the Police Station and the Fire Station.

## **Advertising to your neighbors**

We have begun taking ads for the newsletter as well as the directory being compiled. If you are interested in advertising your business, our newsletter reaches approximately 480 homes in the neighborhood. An ad the size of a business card (2" x 3 /12") is \$10 per issue or \$35 for four issues. Larger ads will cost multiples of that rate. Directory prices will be quoted upon request.

## **Welcome New Neighbors**

We thought it would be nice to let everyone know when we have new neighbors move into the association. To that end, we have added this Welcome Column so, to those of you listed below, welcome to Countryside.

### May

Steve & Stephanie Bridges 5427 Baltimore  
Paul Chan & Katherine Larand 21 W 53<sup>rd</sup> St

### June

Robert Arthur & Whitney Kuechler 26 E 54<sup>th</sup> Terr  
Eric & Alison Snider 20 E 52<sup>nd</sup> St  
Michael & Melanie Kidder 10 W 53<sup>rd</sup> St  
Shannon Jackson 35 E 53<sup>rd</sup> Terr  
Michael Turner & Richelle Cirino 201 Westover  
Bryan & Casey McFarland 5408 Baltimore

### July

Bruce & Kelly Moothart 100 W 52<sup>nd</sup> St  
Christopher Carter 5530 Oak  
Robert & Laura O'Brien 5630 Wyandotte

### August

Ron Ellifrits & Beth Gorman 25 E 53<sup>rd</sup> Terr  
Sophie McCarthy & Andrew Hronek 4 E 56<sup>th</sup> Terr  
Damon Abnos 5525 Wornall  
Curt & Jeanne Musgrave 36 E 52<sup>nd</sup> ST

### October

Allison Wells & Brenda Craig 8 E 54<sup>th</sup> Terr  
Peter Walsh 5422 Baltimore

### November

Brent Hoad 5 E 53<sup>rd</sup> St

Christopher Ramey  
Thomas & Kimberly Tuccillo  
Reid & Lynette Oyster

226 E 55<sup>th</sup> Terr  
210 E 52<sup>nd</sup> St  
64 E 54<sup>th</sup> St

## **Countryside Neighborhood Watch**

Neighborhood Watch programs are credited with fostering a greater sense of community. They begin with neighbors getting to know one another in an effort to build a stronger, safer and more pleasant place to live. In conjunction with the KCPD, a committee is working to organize a neighborhood watch for the area encompassed by the Countryside Home Owners Association, from 51<sup>st</sup> Terrace south to 57<sup>th</sup> Street, and from Wornall to Oak. Sixteen residents have volunteered to represent their blocks, but more volunteers are needed to ensure that the entire Countryside neighborhood can be designated a neighborhood watch area. The following blocks need block captains:

- West 51<sup>st</sup> Terrace
- East 53<sup>rd</sup> Street
- East 55<sup>th</sup> Street
- East 56<sup>th</sup> Street
- East 56<sup>th</sup> Terrace
- East 57<sup>th</sup> Street
- West 57<sup>th</sup> Street (0 – 100)
- 5200-5300 Oak
- East 55<sup>th</sup> Terrace and East 56<sup>th</sup> Street south of the Crestwood Shops
- 5400 Central (may combine with 5400 Wornall)
- 5400 Wornall
- 5500 Wornall

As a block captain, the first task is to take information to neighbors and ask them to sign a petition in support of the program. Neighbors agree to familiarize themselves with day to day events and routines in their area so that they may recognize and report suspicious behavior/activity to the police. Fifty-one percent of the residents on each block must agree to support the program before the KCPD will sanction it. When all petitions have been completed, there will be a brief organizational meeting for block captains with the KCPD. After that, the commitment is to keep the neighbors up to date on activity in our area, and act as a liaison for sharing information with the KCPD and other neighborhood groups. An email database will serve to keep the neighbors informed about upcoming events as well as alert them to recent scams and area crime. **Please note: No regular meetings for block captains are anticipated.** If you can help with this important effort

by agreeing to be a block captain, please contact Kathy Arthur at 816-719-1687, or [rarthur@kc.rr.com](mailto:rarthur@kc.rr.com). Please be sure to include your name, address and phone number in your message. Let's get to know one another better so that Countryside will remain a friendly, vibrant, secure and attractive place to live.

## **HISTORIC HOME PLAQUES**

If you are interested in obtaining a special deal for historic home plaques with Erie Landmark Company of Columbia, Pennsylvania, you must act before December 31<sup>st</sup>. These high quality, bronze plaques are similar to those on homes located between Wyandotte and Wornall on 53<sup>rd</sup> Street. To obtain this special price, we have agreed to one, consistent look.

The price quoted below is for all plaques ordered in 2007 with EXACTLY the same material, construction, style and wording EXCEPT FOR THE ARCHITECT'S NAME AND DATE. **There may be additional charges for ANY CHANGES to the basic design.**

**YOU MUST PROVIDE the name of the architect and date for your home to Erie. All communication will be between individual Country Side homeowners and Erie directly. The board is not responsible for communication, approvals or other details of your order.**

For architect name and year built, contact:

Heather Gilbride, Landmarks

816-513-2902 or [Heather\\_Gilbride@kcmo.org](mailto:Heather_Gilbride@kcmo.org)

### **To Order:**

You may place your order online, by fax, mail or telephone.

**You must REFERENCE JOB NUMBER 24113 to get our Price.**

**PROVIDE ARCHITECT NAME AND YEAR BUILT**

Contact: Mary Warrenfeltz.

Erie Landmark Company  
637 Hempfield Hill Road  
Columbia, PA 17512

**Toll Free: 1-800-874-7848**

Fax: 717-285-9060 or 703-758-2574

Email: [info@erielandmark.com](mailto:info@erielandmark.com)

Website: [www.erielandmark.com](http://www.erielandmark.com)

### **Country Side Plaque Details:**

Material: Bronze

Finish: Brown

Size: 10"x7" rectangle

Font: New Brunswick

## Single Border

Concealed Mounting with two 3" brass anchors (back mounting, not visible from front)

**Delivery** is approximately 4-8 weeks from written art approval given to Erie Landmark. Additional fees for rush orders.

**Terms of Payment:** Payable on art approval. We accept Visa or MasterCard.

**Price: \$150.70**

**This includes base price of \$128.70 plus \$22 Shipping. Price good through 2007.**

## Neighbors Invite Councilwomen Jan Marcason and Beth Gottstein to Discuss Issues of Interest

Kudos to neighbors Kathy Arthur, Mary Mountain and Laurie Bedlington for inviting our District Councilwomen, Jan Marcason and Beth Gottstein, to meet with all of us to discuss Crime, the Oxford House/Absentee Landlord Issue and Brookside Boulevard Traffic. KCMO City personnel also attended on Sunday, November 25<sup>th</sup> to answer questions and take follow-up steps after the meeting.

Though our issues are not unlike those in other metro areas, and Jan and Beth could not make promises we may have liked to hear, participants took away action points to move forward on the key issues discussed. The Councilwomen were impressed by Countryside neighbor involvement and the turnout, in spite of the meeting taking place at the end of a long holiday weekend. The gathering was a good step forward and pointed out the need for us to address issues as a united group of neighbors. Together we can have a greater impact with city leaders on key issues that affect us all.

Jan explained the shared vision that the city council developed in a recent daylong strategic planning session. The vision "to create a diverse and vibrant city where people choose to live and play" guides the Mayor and Council. "You'll see that we're a very responsive team and proactive," said Beth. "I don't want today to be an end. It's a beginning." After neighbors explained the history on each concern, the group identified objectives and next steps.

### **Crime**

"One of the issues that is shockingly pervasive is crime," began Beth. "We (Jan and Beth) are getting up to speed on the history." After hearing neighbor concerns

regarding crime, Beth said that communication with the police department is "disappointing" and pointed out that in our area, most crimes are property crimes.

Goals identified were to raise neighbor awareness about crime, to identify a better reporting procedure and to improve communication between the police department and the neighborhood, between neighbors and between police shifts.

Problems discussed included the number of police, police customer service and response, and the lack of funds and time spent to develop a robust 4<sup>th</sup> District website. A complicating factor is that the Governor sets the board that oversees police in Missouri while the city decides funding.

"Police are overworked. We need a lot more officers," said Jan. "At the same time we have the highest ratio of police to residents."

Actions suggested included forming a better partnership with police, strengthening our email and calling trees, having a central point of contact, instituting a neighborhood watch, inviting Officer John Trainor, our police liaison, to all board meetings, linking with other neighborhoods and calling 911 when we see suspicious activity as well as building a better police website. A good example given was the LAPD website at:

<http://www.lapdonline.org/>. The homepage has links to "report a crime" and "solve a crime" as well as "real time" crime maps and stats.

On follow-up, Beth stated that she would take the lead and "finesse the bridge" (to the police department). "The police board needs to hear this," said Beth. "You're not unique in this," Beth indicated. "Communication is a huge opportunity and challenge." The neighborhood will contact the police board to see if we can get on their agenda. Beth will visit with John Trainor to identify ways to improve communication. The board will invite Officer Trainor to monthly board meetings to which all neighbors are always invited. (2<sup>nd</sup> Wednesdays, 7pm at Minsky's.)

Since the meeting we have learned that Police Chief Corwin will speak to several neighborhood groups at the Southern Communities Coalition (SCC) Meeting on January 16<sup>th</sup> at the Baptiste Community Center, 5401 E 103<sup>rd</sup> Street. The Chief will discuss proposed boundary changes. All are invited to attend. According to Captain Thurman who spoke at the 11/28 SCC meeting, the Chief wants a transparent department and invites public input.

### **Oxford House/Absentee Landlord Issue**

(Oxford houses are democratically run, self-supporting, and drug free group homes. There is more information at [oxfordhouse.org](http://oxfordhouse.org).)

Neighbors explained the latest situation with renters at 26 E. Concord, the Oxford House. They want the City to enforce compliance with the zoning ordinance at this rental property as requested in their latest letter to the City Attorney.

This is part of a larger, citywide issue of rental properties with owners who allow properties to deteriorate and bring neighborhoods down. As background, to begin to address the problem, the City Council recently passed an ordinance that requires landlords to register during January 2008 and allows the city to inspect rental properties in pilot neighborhoods that meet specific criteria and fine owners who are not in compliance. There is more information at: [http://www.kcmo.org/neigh.nsf/web/rental\\_faq](http://www.kcmo.org/neigh.nsf/web/rental_faq)

Problems covered in the meeting included code violations, the number of people living at the property, the number of cars parked on East Concord as well as health and safety concerns. Neighbors told the Councilwomen about the lack of response by the City.

Neighbors asked the Councilwomen to help identify a compliant process they can be assured will be followed up on and enforced by the city. Neighbors asked the Council women to become advocates on this issue after filling them in on the ongoing issues at the Oxford House and providing them thorough documentation of the problems. Neighbors want concrete action after exhausting available options, including spending thousands of dollars over the past few years.

"It's frustrating you can't get calls returned," Beth empathized. The city staff present was "not familiar with the facts" of the Oxford house. Beth said that the history in this instance is "disappointing," that "this is not how Oxford operates" and that as a follow-up, she would make the current Oxford Midwest administration aware of the problems as well as write a letter and visit with the city's attorney. Jan said that they "can address why the city hasn't taken action." Beth said that they couldn't make promises and asked the neighbors to give them a chance to investigate the issue and familiarize themselves with past rulings. Beth added that other neighborhoods have "gotten loud and gotten organized" on similar issues. She said that in Armour Hills, neighbors have attempted to meet with owners. In addition, she suggested that the neighborhood form a relationship with the Jackson County Prosecuting Attorney's office by calling 881-3555 and inviting them to attend one of our meetings.

Neighbors agreed to send the City reps the history and a recent Zoning Board ruling. The City rep said that she would go by the property the following day "to address

codes violations" and would "talk to city planning" about the concerns. The representative said she would report her findings to Beth who would, in turn, call Kathy Arthur who is leading the neighborhood effort on crime.

### **Traffic**

The neighborhood goal is to eliminate speeding and trucks on Brookside Blvd. To this end, they asked for the Councilwomen's help to enforce the speed limit and truck weights. Solutions proposed included red light cameras, better communication with the police and "green" solutions such as curbs with rain gardens.

### **2008 CountrySide Centennial Celebration**

We continue to seek people with information and/or pictures about CountrySide, or interesting historical stories. Our plan is to put together a booklet describing the history of CountrySide and as many of the houses as we can get information about. Please contact any member of the board or send them via email.

### **CountrySide Survey Results**

We have now received two hundred and seven responses from you, the members. Here are the statistical results:

There were 207 responses, 43 that were anonymous.

All these are based on a scale of importance - 1 (low) to 5 (high)

Q1	Physical upkeep	4.5
Q2	Clean-up	4.1
Q3	Security	4.4
Q4	Traffic	3.9
Q5	Snow plowing	4.3
Q6	Flooding	3.8
Q7	Tree/sidewalk	3.6
Q8	History	3.5
Q9	Celebrations	3.2
Q10	Oxford/etc	3.2
Q11	Taxes	4.4
Q12	Apparel	1.9
Q13	Website	2.9
Q14	Contribute	3.1
Q15	Raise in dues - 151 Y/39 N	

There are many written comments, some very nice, some not. Some of these will be shared in each of the following issues.

## Survey Open Ended Questions

While we provided space below each rated question on the survey, very few people chose to write comments other than to our seven open ended questions. I am including both positive and negative comments so you can see a broad range of opinions from your neighbors.

### **Q1- What do you like best about the neighborhood?**

- History, location, neighbors
- Convenient access to Loose Park, Plaza, schools, Brookside
- The historic nature of the houses
- Friendly community that genuinely cares about each other for the most part
- Historic restrictions, convenience, quality of neighbors
- Sense of community
- The people, houses, location in the city
- Less fussy than Crestwood
- The character of the neighborhood
- History, Loose Park, Trolley Trail
- Beauty, close proximity to restaurants, library
- Location, history of homes, neighborhood stores, stability, neighborhood trees
- Great neighbors, close proximity to park and Plaza, beautiful homes
- Sense of community
- Because this is an "old" neighborhood for families with wonderful houses that have character and charm
- I like the small shops and restaurants
- Close in location, older charming and unique homes

### **Q2- What do you like least about the neighborhood?**

- Oxford House, a total disgrace
- Problems that emanate from Loose Park – teens drinking and parking on our street
- Challenges like Oxford House, rentals, homes/yards not kept up, UMKC parking
- Sidewalks and unkempt homes
- Noise of power mowers before 8:00 AM
- Historic restrictions
- Inconsistent upkeep of yards and homes
- Crime
- Traffic and parking issues since young audiences began renting space at St Teresa's

### **Q3- How should we identify Countryside in a more distinctive way?**

- This isn't important
- Landscape pedestrian areas
- I like the banners
- I like the banners, decorative street lights too
- Signs, banners, flowers, shrubs and trees are all good ideas
- Entry markers, landscaping parking strips
- Don't spend money for this
- Banners – historic neighborhood
- Banners or signs
- Flowers, shrubs, trees
- Banners
- Not important to me
- Banners, signature trees
- Anything but not banners

### **Q4- How should we celebrate our 100th anniversary of the neighborhood?**

- I'd like to celebrate by getting rid of the criminal element at Oxford House
- Identify oldest homes (prior to 1915) w/some printed history
- Big party – invite the mayor, have fun and get attention for our great neighborhood
- Street party
- Historical tour of the neighborhood, view collection of photographs
- Parade and picnic
- Central block party, maybe progressive island party, fixing them up as we go
- Party at Rockhill Club and/or banners
- Picnic or carnival
- I think the history of the homes is important
- Picnic or street party
- Neighbor party
- Plant more trees to replace dead ones along the street parkways in front of residences

### **Q5- Are there other activities/issues that you would like to see the HOA organize/address?**

- Speed bumps, greater police patrols
- Support positive activities in Loose Park, Brookside, UMKC
- Need better communication about events
- Contact with unkempt homes
- HOA funds should be used for more important things than parties like assisting our legal


battles to preserve the safety and character of our neighborhood

- Would like an updated address/phone book
- Construction in neighborhood
- Property upkeep and cap on taxes
- Keeping the neighborhood clear of trash
- Mainly right now, the crime situation
- Front yard beautification. Some neighbors focus on back yards and neglect the front
- Perhaps a listing of good painters, landscapers, and other tradesmen with references

### CountrySide Survey – Volunteer Teams

We had a phenomenal response (more than 30% vs typical 1-2% direct mail) from the survey with many neighbors offering to jump in and help keep Countryside vital! Additionally, nearly 80% of respondents voted to increase our dues to tackle our "Top 12 Priorities".

During the next months, someone will be contacting those of you who expressed an interest that parallels one of those efforts to discuss how you can become involved in making Countryside and even better place to live.



**Let's Talk About Your Trees.**

MICHAEL FLYNN  
COUNTRY SIDE RESIDENT  
TEL: 816.500.1325

### Important Seasonal Phone Numbers

Power line Down	1(888) LIGHT-KC
Potholes	(816) 513-1313
Water Main Break	(816) 513-0209
Snow Removal	(816) 513-9364
Action Center	(816) 513-1313
Gas Leak	1(800) 582-0000

### CountrySide HOA Agenda (2007)

December 17, Deadline for holiday house decorating

December 18, Boards Holiday Lights Judging

February 23, Spring Newsletter article deadline

March 22, Easter Egg Hunt

### **April 15, Annual CountrySide HOA meeting (@ Eggco)**

April 26, Neighborhood Clean-up (dumpster day)

May 17, CountrySide Garage Sale

May 24, Summer Newsletter article deadline

June 21, CountrySide Garden Tour

August 23, Fall Newsletter article deadline

### **September 13, Annual CountrySide Picnic and 100<sup>th</sup> Anniversary Celebration**

### CountrySide Website Information

[http://www.haccd.org/moassoc/Country\\_Side](http://www.haccd.org/moassoc/Country_Side)

### The 2007 Board Members

Terry Rodeghier, President 816-516-5299  
[nrodeghier@kc.rr.com](mailto:nrodeghier@kc.rr.com)

Mario Vasquez, Vice President 816-444-6424  
[mvasquez@kc.rr.com](mailto:mvasquez@kc.rr.com)

Kevin Vaughn, Treasurer 816-960-3606  
[mrandmrsvaughn@sbcglobal.net](mailto:mrandmrsvaughn@sbcglobal.net)

Joe Grego, Secretary 816-213-5634  
[joeg213@yahoo.com](mailto:joeg213@yahoo.com)

Bill Robertson, Sgt. At Arms 816-361-8379  
[shawil@sbcglobal.net](mailto:shawil@sbcglobal.net)

Jim Kraus, Member 816-806-7653  
[jim@brooksiderealtors.com](mailto:jim@brooksiderealtors.com)

Mary Kay Van Buskirk Morrow 816-363-2595  
[mary@kclocalcolor.com](mailto:mary@kclocalcolor.com)

Home Associations of the Country Club District (HACCD) Clarence Foxworthy 816-523-2440

The Board meets on the second Wednesday of each month at Minsky's beginning at 7:PM. Please contact any board member if you wish to attend so we can put you on the agenda.

# CountrySide Newsletter

December 2007

## New Resident Information

Are you new to the neighborhood? Are you unsure when trash, recycling or bulky items are being picked up? Are you not sure where to vote? Would you like to know where the closest community center is located? All of these questions and more can be answered simply by a click of a button. Kansas City has a very helpful website at [www.kcmo.org](http://www.kcmo.org) under the Residents section where many of your questions can be answered. General Citizen Services can also be reached by phone providing a recorded message system, or individual questions can be answered by calling (816)-513-3490. CountrySide Home Owner's Association has a website at

[www.haccd.org/moassoc/CountrySide](http://www.haccd.org/moassoc/CountrySide) and is managed by the Homes Associations of the Country Club District that hosts a website at [www.haccd.org](http://www.haccd.org) or can be reached at (816) 523-2440 to attend to you individual needs.

## New Telephone Directories

We have delayed printing to allow us to include the most up-to-date information we could that was gathered from the responses sent in with the survey. Once these updates have been made, we will produce the new phone directory. If you have additions or corrections, please call Kevin Vaughn 816-960-3606, or email at [mrandmrsvaughn@sbcglobal.net](mailto:mrandmrsvaughn@sbcglobal.net)

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