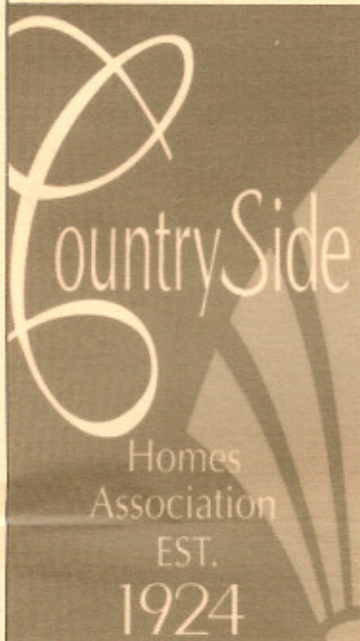


Country Side

June 2007



Notes from Our Neighborhood President

Greetings neighbors. I would like to take the first part of this column to thank Darryl Hawkins, our past president, and Gary Mehl, our past vice president, for their service and contributions to the board and community. For the last three years, both have brought their insights and years of community history to the table. We hope both will stay involved on an active basis. Darryl continues to champion the 100-Year Country Side celebration in 2008, so let's keep the planning going and make it special.

For those of you not at the Annual Meeting, we elected two new board members: Joe Grego and

Mary Kay Van Buskirk Morrow. As you might expect, with new members, things are really energized.



We would like to make a difference in the neighborhood, but that only happens with your involvement. As a start, we are putting together a survey (I believe the last one was done about 10 years ago) to get your input on what you feel is important to our neighborhood. Once we

have those results, we will act upon them as time, money and volunteerism allows. Part of that survey will be to get a feel for the many talents we have within our HOA that can be tapped for the good of the community. Having an active membership will allow us to do more, and stretch those dues further.

I know the board looks forward to this next year, working together with homeowners to make this an even better community to live in and be a part of. Please feel free to attend our meetings held on the second Tuesday of each month at Minsky's Pizzeria, 51st and Main.

-Terry Rodeghier

Country Side Board

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Home Associations of the Country Club District (HACCD)

Clarence Foxworthy 523-2440

Annual Meeting Comes to Order

Country Side's Annual Meeting was held at eggtc on **Tuesday, April 17**. We began at 6 p.m. with a social hour. Neighbors mingled, had drinks and ate pizza. The main portion of the meeting featured:

- Annual treasurer's report by Kevin Vaughn.
- 2007 calendar by Terry

Rodeghier.

- Historic District expansion by Pat Jerez and Mario Vasquez.
- The 100-Year Country Side Celebration in 2008 by Darryl Hawkins.
- The possibility of Country Side banners by Darryl Hawkins.
- Details of our Side-walk Initiative explained

by Bill Robertson.

- A suggested increase in the Country Side annual dues presented by Terry Rodeghier.

In addition, two new board members were elected. They were Joe Grego and Mary Kay Morrow.

The meeting was adjourned.

Plants, Trees & Other Landscaping Information

We previously discussed the idea of hanging banners to identify our neighborhood. While this has its merits, a number of people felt the cost and maintenance could be better spent on other defining characteristics. Some of the suggestions were:

- Plant a consistent type of flowering tree with financial support from the HOA. Think, for example, of Washington, D.C. with its cherry blossoms.
- Plant a consistent type of flowering bush like azaleas. This would be less costly than trees and more apt to be planted by large numbers of neighbors.

We believe some way of promoting our neighborhood, as well as our upcoming 100th anniversary would be a positive step.



We are looking for volunteers to help maintain the islands at 52nd and Wyandotte, and 52nd and Brookside. Please call any board member if you would like to participate in making our islands even more beautiful for all to enjoy.

We wanted to remind you of our Country Side tree program. We will provide partial financial assistance if you need to replace parkway trees. Contact a board member for specifics.

We have taken the first step in moving the New Sidewalk Program forward. Board members recently walked each sidewalk in the neighborhood, identifying the worst squares, and determining the scope of the problem. As we tabulate the results, we will notify homeowners we feel can most benefit from replacing sections of sidewalk, and offer some financial support.

You Have Questions...They Have Answers

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

under the Residents section where many of your questions can be answered. You can also reach General Citizen Services by phone which provides a recorded message system, or you can get your individual questions answered

"All of these questions and more can be answered simply by a click of a button."

by calling (816)-513-3490. Country Side Home Owner's Association has a website at www.haccd.org/

moassoc/CountrySide that is managed by the Homes Association of the Country Club District. They can be reached at (816) 523-2440 to attend to your individual needs.

We Want to Hear From You

A neighbor writes, "Can we ask neighbors to be considerate when it comes to loud noises in the mornings or weekends? These would include things like lawn mowers, leaf blowers and general construction. After a long week, many appreciate peace and quiet early in the morning, especially before the "double digits, i.e., 10 a.m."

The board writes, "There are no noise ordinances prohibiting use of these tools in the morning. It would simply be considerate of your neighbors to wait until later in the morning to begin those loud chores."

Please send your questions to Terry Rodeghier at nrodeghier@kc.rr.com or any of the board members. We will pick the most interesting .

Let's Party!

Mark the date! The annual Country Side picnic will be held on Saturday, September 15, from 3 to 7 p.m. As usual, there will be music, food, drink, activities for the kids and more. Details to follow in the next newsletter. We are looking for volunteers to help with the setup and tear down. If you're interested, please contact Nadine Rodeghier at (816)516-5299 or nrodeghier@kc.rr.com.

What Do We Spend Those Annual Dues On?

At the Annual Meeting, one of the neighbors mentioned she was reticent to pay the "Other Services" portion of her dues because she didn't know where they went. We would like to try to clear that up.

There are two components to everyone's annual dues. The first is the original base dues established by J.C. Nichols as a requirement for being a homeowner in our area, and is calculated using the square footage of each property owner's real estate.

The second portion is the "Other Services" piece that has been adjusted over the years by votes of the homeowners at Annual Meetings. The combined amount averages \$30 with some homeowners paying more or less, depending on the size of their lot.

What do we do with the money?

Each year at the annual meeting, we pass out the Treasurer's report along with the current Balance

Sheet & Income Statement. Our associations' main expenditures for an average year are:

- Annual meeting—\$750
- Annual picnic—\$2,500
- Snow plowing & salting—\$2,000-\$2,500
- HACCD administrative fees*—\$3,700 (Belonging to the HACCD is a benefit to homes association boards like ours. The HACCD provides basic services like maintaining our mailing lists, knowing when new neighbors move in and sending out welcome packets, calculating, sending, receiving and banking our annual dues payments, and providing blanket insurance coverage for the association and board.)
- Newsletters & postage—\$1,550
- Island maintenance & plantings—\$1,200

Last winter we spent more than \$2,000 on plowing, which provides a big benefit at a major cost.

Block party reimbursement, dumpsters for neighborhood cleanup, the Annual Easter Egg hunt for the neighborhood children are all additional items that our dues pay for.

As you can see, the various activities we do as a community cost money. That's the reason we brought up the proposal to increase dues next year. In addition, we will be sending out a new neighborhood survey, asking for your opinions on what the board should be focusing on next.

We've asked other boards where their biggest expenditures are. Several say they've paid for additional security from off-duty police officers. This would be a \$13,000 per year expense, which would equate to approximately \$30 per association member for us. In the end, what we can afford to do is up to you, the association's members.

What We Can Do to Help the Water Flow Freely

The City has a 25-year, \$3.5—\$5.5 billion plan to evaluate and construct solutions to correct flooding, back-ups, sewer overflows and water quality issues caused by aging pipes, more people and an increase in non-porous surfaces. It is estimated that 6 billion gallons of sewage overflows into streams in an average year. More than 1,000 areas in KC have known flooding problems.

You can help by:

- Disconnecting and redirecting

your downspouts. Disconnect your downspout from underground sewer systems and redirect the flow to a grassy area or garden.

- Planting a rain garden. A rain garden is simply a shallow depression in your yard that is planted with native vegetation. Rain gardens can absorb as much as 30 percent to 40 percent more than a standard lawn.
- Placing rain barrels to collect rainwater from your roof. A rain barrel is a container that collects and stores



rainwater from downspouts and rooftops for future use watering lawns and gardens. The average rainfall of one inch within a 24-hour period can produce more than 700 gallons of water that runs off the roof of a typical house.

- Spreading the news.

There is *LOTS* more information available at open public meetings, at www.kcmo.org/wetweather and www.RainKC.com.

News You Can Use, Now and Later

Last year we sent out a "change of information" form for the Neighborhood Directory. It was mailed with the annual dues payment request from HACCD. Approximately 30 forms were returned with new or changed information, but without a name or address. Kevin Vaughn has been able to figure out some, by the name on the e-mail address, but he still has some that he won't be able to update. Using e-mail addresses would be a great way to communicate last minute information. If you would like your e-mail address or other contact information to appear in the directory, please call or e-mail Kevin. He hopes to have this directory out soon.

Important Phone Numbers

<i>Power line down</i>	1 (888) LIGHT-KC
<i>Potholes</i>	(816) 513-1313
<i>Water main break</i>	(816) 513-0209
<i>Snow removal</i>	(816) 513-9364
<i>Action Center</i>	(816) 513-1313
<i>Gas Leak</i>	1 (800) 582-0000



Country Side

HOA Agenda (2007-08)

- 8/8: Fall Newsletter deadline
- 8/25: Annual Country Side Picnic
- 10/27: Neighborhood Clean-up (dumpster day)
- 11/25: Winter newsletter deadline
- 12/17: Deadline for holiday house decorating
- 12/19: Board's Holiday Lights Judging
- 3/22/08: Easter Egg Hunt
- 4/15/08: Annual Countryside HOA meeting (@ eggtc)
- 5/3/08: Country Side Garage Sale
- 5/17/08: Neighborhood Clean-up (dumpster day)



June 2007

Dear Country Side Neighbors,

We are very happy to announce that Country Side Historic District Expansion Taskforce is up and running. Discussions with Brad Wolf from the Landmarks Commission gave us some very positive feedback. The plans for amending the neighborhood's existing application to include the area east of Main are now starting to take shape. It will involve some sleuthing to uncover the history of our houses and the gentry from Kansas City's past who built them. The process promises to be interesting and fun.

To be a success, we **NEED HELP FROM YOU**. We would like at least one person per block (a Block Coordinator) to spearhead a cadre of 3 to 5 other neighbors (Researchers) to do the research on the houses you know best – your own block! With small groups working on the information for their own block, the time commitment for the preparation of the amended application and for photographing the houses will be very manageable. Training will be provided.

Talk with your neighbors and come together to the training session at 12:30 p.m. on August 4 at Room A in the Plaza Library. Information packets and research guidance will be provided—as will refreshments. Take this opportunity to find out about your old house and the others in our beautiful neighborhood.

So, let us know your interest in working on this exciting project by coming to the training session. If you can't make it but still want to help, or if you have any questions, please feel free to contact any of the Taskforce members listed below. **SEE YOU ON THE 4th!**

Thank you,

Historic District Expansion Task Force

Mario Vasquez Phone: 444-6424

Pat Jerez

Laura Whitener

Mary Kay Morrow

Laurie Bedlington

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How to Get \$\$ Back on Your Taxes

One of our current initiatives is to try to have the boundaries of the Simpson Yeoman Historic district expanded so that all qualifying homes in Country Side are eligible to receive Missouri Historic Tax Credits. We'd like to see all of our neighbors benefit from their efforts to restore historic buildings and homes.

As a rule, large developers collect Missouri Historic Tax Credits (and federal tax credits) on income-producing projects while homeowners *rarely even know they exist*. A little known fact is that Missouri is in first place in the nation for use of federal historic rehabilitation tax credits. (FY2005 Report by the Department of the Interior's National Park Service).

WHY DOES MISSOURI PROVIDE CREDITS?

To encourage investment in our historic resources, Missouri provides a Historic Tax Credit incentive equal to 25 percent of approved costs associated with qualified rehabilitation projects. The preservation of Missouri's historic architecture is a major driver for heritage tourism in the state and a major source of new jobs and additional revenue for municipalities, counties and the state itself.

At our annual meeting, people expressed valid concerns about which homes qualify for the Historic Tax Credits. To be eligible for Missouri Historic Rehabilitation Tax Credits the following criteria must be met:

1. The property must be a certified historic structure as outlined below:
 - * Be listed individually in the National Register of Historic Places, or
 - * Be a contributing element of a certified historic district that is listed in the National Register of Historic Places, or
 - * Be a contributing element of a Local Historic District that has been certified by U.S. Department of the Interior as substantially meeting National Register criteria.
2. The eligible rehabilitation costs and expenses must exceed 50 percent of the total basis (the price you paid to purchase your home) in the property. A copy of the portion of the settlement statement that shows purchase price must be submitted as proof, preferably with the preliminary application materials.

The rehabilitation must meet standards consistent with the standards of the Secretary of the United States Department of the Interior for rehabilitation as determined by the State Historic Preservation Officer of the Missouri Department of Natural Resources.

While the application process can be time consuming and tedious, it can be well worth the effort if you can receive up to 25 percent of your restoration costs back as tax credits. It is best to apply *before* you begin your project in order to maintain accurate documentation as required.

Helpful Contacts:

To receive an **Application Packet** from the Dept. of Natural Resources, call: 573-751-7858.

To check the **eligibility of your property** for Missouri Historic Rehabilitation Tax Credits, call 573/751-7861. Some modifications made following your property's date-of-notification could disqualify your home from eligibility or cause it to be de-listed in the registry.

The Missouri Department of Economic Development website is: <http://ded.mo.gov/>

Information about Rehabilitation Tax Credits for Historic Buildings can be found on The Missouri Department of Natural Resources website: <http://www.dnr.mo.gov/shpo/>