

Greenway Fields

HOMES ASSOCIATION NEWS • KANSAS CITY, MO 64113 • 2Q 2012



Weigela "Wine & Roses"

President's Letter

Spring has sprung early this year, and everyone has done a nice job with the early landscape up-keep; many flowers are blooming. Our Home of the Month sign is out from winter, so keep your eye out for homes and yards that show evidence of a *job well done*. Also, please remember to not block the sidewalk with your vehicles when parking in a driveway as more people are out and about walking with the nice weather.

You will notice more changes this spring as our landscaping crew begins transplanting and adding plants after the last chance of frost has passed.

Spring in Brookside also brings many other fun events...

The Farmers Market is now open. I hope you go out to support local farmers and eat with the season. Spring brings so many fresh and wonderful vegetables.

The Brookside Art Annual in May is always a crowd pleaser and many neighbors have a party/event for friends outside of our neighborhood. Make sure to get out and enjoy this opportunity.

Our annual yard sale has been moved from fall to spring this year to partner with Armour Hills and take advantage of the large turn-out they experience. We will advertise the week before the event on Saturday, May 19th. This is a great way to clean out your excess items.

On a final note I would like to introduce myself as the new president of Greenway Fields. If you have any concerns or questions, please do not hesitate to e-mail or call. My contact information is located on the last page of this newsletter.

Clem

Upcoming Events



Neighborhood Yard Sale

Sat., May 19

Clear out your closets, basements and attics and turn your unused items into extra cash.



Brookside Shred Event

Sat., June 2, 8:00–Noon

Bring your stuff to shred at this free event near the tennis courts at Meyer & Brookside Blvd.



Greenway Fields Neighborhood Picnic

Sun., June 10, 5:00–7:00 p.m.

Come visit with old friends and meet new neighbors! Hot dogs and hamburgers will be served; please bring a side dish or dessert to share. Soft drinks and utensils will be provided.

R.S.V.P. board@greenwayfields.org or call 816-926-9113.



Home of the Month

Celebrating our beautiful neighborhood



April

**Mary McMichael & Julie Major
435 Greenway Terrace**

If you find the Home of the Month sign in your yard, please contact Jennifer Martin at jennifer.martin@greenwayfields.org so she can include a photo in the next edition of the newsletter.

Drought Tolerant Landscaping

Lightning Landscaping & Irrigation, our neighborhood landscaping contractor, is working on revamping the plantings in our neighborhood common areas. One of Lightning's goals for these areas is to use drought-resistant plants so that less-frequent watering will be required this summer. Charlie Jobe with Lightning has some recommendations for attractive, drought-resistant (and low-maintenance) plants that are likely to do well in the yards of our neighborhood.

The first plant he recommends is *Wine & Roses* weigela, which is a flowering shrub that blooms through the summer. The weigela requires a good bit of sun; for shadier yards, he likes azaleas or rhododendrons. Azalea blooms last longer than rhododendron blooms, but rhododendrons have large, glossy foliage. He also recommends knockout roses: they are hardy and

bloom throughout the season; *Home Run* roses would also work well in Greenway Fields yards. Finally, Charlie recommends *May Night* salvia, which is a pretty perennial that requires very little maintenance, other than pruning spent blooms. Keep these plants in mind as you hit the nursery and get your yard ready for the growing season ahead.



Salvia "May Night"

Greenway Fields Real Estate is Healthy

In the face of several difficult years in the real estate market, Greenway Fields remains one of the stronger subdivisions on the Missouri side of the state line. As a resident at 451

Greenway Terrace since 1971, I am among its most avid advocates!

Comparing averages with the larger entire MLS area, Zip Code 64113 and Green-

way over a two-year period, here's a snapshot of April illustrating why those shopping for homes in Brookside see Greenway Fields as a premier neighborhood:

April 2012

Zip Code 64113	# For Sale	# Pending	# Closed Sales	% Sold or Pending	Average List Price	Average Sold Price	List/Sales Ratio (%)	Days on Market	Months of Inventory
All KC MLS	15785	2163	2352	29	\$215K	\$161K	93	94	6.7
64113 Zip	108	15	9	22	\$500K	\$295K	93	50	12
Greenway Fields	7	2	2	57	\$455K	\$326K	95	71	3

While Greenway represented only 6% of the April inventory in 64113, the homes sold for a higher percentage of their original list price. In such a small universe the averages are easily distorted by short sales, foreclosures and transactions with atypical circumstances. On average, a greater percentage of Greenway Fields homes—especially when properly priced—have sold closer to their original list price.

From now through August, we typically experience increased activity over the rest of the year. The segment below \$400,000 is especially active this spring. My colleagues at Reece & Nichols and other Realtors are

reporting increased showings, and a convergence of sellers and buyers as reflected by the improved Greenway List-to-Sales Price ratios (79% in December, 2011 vs. 95% last month). Diminishing inventories, historically low interest rates and some easing of lender underwriting criteria make this an ideal time if you're planning a move.

Sellers considering moving up-market can achieve significant savings on their new purchase, more than accommodating price concessions on the sale of their current home. And here's the good news for sellers—the comparative months of inventory. This term refers to the estimated amount of time

it will take for the current inventory on the market to sell, assuming no new properties come on the market. The industry considers 6.0 months a *balanced market* favoring neither seller nor buyer. Below six months indicates a seller's market; above six months indicates a buyer's market. Greenway Fields currently has only a three-month supply!

Arthur Parks
Realtor®

Reece & Nichols Country Club

If you have any questions, please e-mail Arthur at aparks@reeceandnichols.com



Azalea

Since 2004
Brookside Pet
Concierge Services
816.694.9296



- Clicker Training for Family Pets •
- Pet Sitting • Dog Walking • Yard Scooping •
- Pet Taxi • Flint River Ranch Pet Food •

WWW.BROOKSIDEPET.COM



Reller & Company, CPA, PC
certified public accountants

A boutique accounting firm located in the heart of Brookside



Specializing in Income Tax and Accounting for
Individuals and Small Business Owners

Patrick M. Reller, CPA
Greenway Fields Homeowner since 2001

6247 Brookside Blvd, Suite 201 | Located above James Hallmark
816.926.0900 | www.RellerCPA.com

Thank You!
LIGHTNING
LANDSCAPE & IRRIGATION

Since 1994

We are pleased to be the provider for Greenway
Fields landscape maintenance services for the
2011/2012 season.

Landscape Design & Installation
Irrigation Services · Lawn Service
Complete Maintenance Programs
Drainage · Low-Voltage Lighting

(913) 441-3900

Lightning-Landscape.com

Pivotal Moments Health

Professional health counseling.
Individualized protocols for increasing
energy, decreasing illness, managing
weight and addressing other health
issues naturally, effectively and
permanently.



Brian Hedgpath

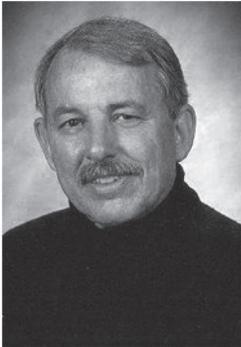
Board Certified Health Practitioner
American Association of Drugless Practitioners

816-210-9195

brian@pivotalmomentshealth.com
www.pivotalmomentshealth.com

REECE & NICHOLS

Real Estate
Mortgage
Title
Insurance



A Greenway Fields Home Owner since 1971,
I will represent the sale of your home with personal
pride and conviction.

Call for a free Market Analysis

Arthur Parks
913-677-6300 or 816-809-0707 cell
aparks@reeceandnichols.com
www.aparks.recceandnichols.com



Buy local.
Eat local.
Bank local.
We do.

Ask for Greenway
Fields neighbor,
Julie Nelson Meers.
In Brookside, across
from the Market.

mobank.com



missouribank
be the difference[®]



**BEST
CHIROPRACTOR**

Thank you
for voting us
**BEST CHIROPRACTOR
IN THE SOUTHLAND**
awarded six times!



Mention this ad and receive half
off your initial exam (\$129 value)



Dr. Aaron T. McDonald
336 West 75th Street
• 75th and Wornall Road •
816-361-BACK (2225)

Call In. Get In. Experience Life. Center of Life Chiropractic.

**SUMMIT
ARCHITECTURE**

a Brookside neighborhood business

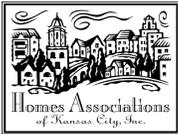
specializing in the sustainable
design of remodels and additions
to existing homes including
kitchens and bathrooms

Call for a free home consultation
816-210-4104

Mary Deacy, AIA, LEED AP

Jennifer Martin

www.summitarchitecture.com



Homes Associations of Kansas City
4200 Somerset Drive, Suite 216
Prairie Village, KS 66208

CURRENT RESIDENT OR



2011 Neighborhood Block Captains

61st St.

Cathy Stephens
(816) 361-2385

61st Terrace 400's

Don McGee
(816) 444-0638

61st Terrace 600's

Bob Deeg
(816) 926-1045

62nd St. 400's

Kelley Hrabe
(816) 686-2416

62nd St. 600's

Patty Moore
(816) 363-1213

62nd Terrace 400's

Karen Grover-Pierce
(816) 523-6951

Valley Rd.

(at Pennsylvania)
David Thompson
(816) 333-2282

63rd St. 400's

Vlad Gjorgjioski
(913) 486-2801

63rd St. 600's

Julie Nelson Meers
(816) 510-0735

Greenway Ter. 400's

Terry Wolf
(816) 333-4551

Greenway Ter. 600's

Tom O'Connor
(816) 363-2926

W. Meyer Blvd.

Danea Dickey
(816) 830-4951

Wornall Ter. & Rd.

Christian Schulz
(816) 536-4564

Washington St.

Lesley Reller
(816) 523-5225

Pennsylvania Ave. 6400's

Bob Jump
(816) 523-7942

Jefferson Ave.

Pat Bement
(816) 444-0805

Summit Ave. & 6400's of Valley

Rose Dorlac
(816) 872-4518

GFHA Board Members

Clem Helmstetter

President

(816) 729-4900

clem.helmstetter@
greenwayfields.org

Julie Nelson Meers

Vice President

ryan.felton@
greenwayfields.org

Ryan Felton

Treasurer

ryan.felton@
greenwayfields.org

Jennifer Martin

Secretary

jennifer.martin@
greenwayfields.org

Adam England

Director

adam.england@
greenwayfields.org

Mike McAdam

Director

mike.mcadam@
greenwayfields.org

Christian Schulz

Director

christian.schulz@
greenwayfields.org

Terry Wolf

Director

terry.wolf@
greenwayfields.org

The GFHA board serves our neighborhood. Please contact us with any questions.

www.greenwayfields.org