

What's Up?

Westmont Newsletter

November 2013

Board Monthly Meeting-October 7, 2013

New Lawn and Snow Removal Service: Summit Lawn and Landscape gave a 30 day notice that it would end its contract with Westmont Homes Association on Oct. 28. The grounds committee is seeking proposals from reputable companies to replace Summit's services. The committee will narrow the field of proposals based on meeting specifications and costs. Westmont Board will vote on a final selection.

Board Votes To Raise Dues: The Board voted to raise monthly dues beginning January 2014. The increase will be determined by next year's budget and will not exceed \$8.00 per month. The last increase in dues was 2009. The expenses associated with maintaining the services and obligations of our Association have and will increase. HA-KC recommends an association keep an average of three years total expenses in a reserved fund for catastrophic weather and other unexpected financial events.

2013 Annual Homeowners Association Meeting and Dinner

The meeting was held October 15 at Matt Ross Community Center. Brenda Flagler and her committee went beyond expectations when the site of the meeting venue had to be suddenly changed just days before our event. Many thanks to Brenda and her committee!

Hans Johansson, Ken Knese and Don Niemackl were elected to the Board and will begin service January 1, 2014.

Attorney Rod Hoffman spoke to the members about the early history of homes associations in the Kansas City area and how homes associations increased with urban growth and suburban sprawl in both Missouri and Kansas. He reviewed the benefits homeowners gained by forming associations with bylaws and restrictions.

Copies of the following reports are available to you by calling any Board member.

President Shirley Knese welcomed everyone, introduced Board members, and welcomed new neighbors. The minutes from last years meeting were approved. Shirley stated it has been her pleasure serving our community.

Vice President Mike Perry thanked owners for their successful efforts in maintaining their homes and making Westmont a beautiful and desirable neighborhood in which to live. He noted the new exterior materials and color guidelines developed this past year as a benefit for all owners. Mike said the Board recommends replacement of both entry monuments in 2014, since they weren't replaced this year because of the snow removal cost in 2013.

Treasurer Kris Johnson offered her appreciation for the opportunity to serve the community over the past three years. She reported, as of September 30: Total assets were \$ 108,064.54; total liabilities were \$12,547.65 (accounts payable to Summit Lawn and HA-KC); and total reserves were \$95,516.89.

Grounds Chairman Tony Fink expressed his gratitude for the community's support during his tenure. Ken Knese reported the snow removal cost for 2013 was close to \$26,000. This was nearly \$12,000 over the allocated \$14,000. Because of the Board's diligence in monitoring expenses during the year, the \$12,000 loss has been minimized to about \$4,300.

In 2013, additional shrubs and a blue spruce were planted, and a tree trimming project was successfully completed. A grounds committee member donated a new gas powered trimmer to use on our 119 rose bushes. In 2012, white

message boxes were installed to alert owners of important news. In 2013, signs prohibiting soliciting were installed. Extra fence parts for the perimeter fence were purchased to make repairs not covered by insurance. These repairs will be done more quickly and at no cost for labor since our grounds committee members have offered to do them.

Social Committee Chair Brenda Flagler recognized the Board members whose terms will expire. Three names were randomly drawn for one month free dues. Our winners--Mike Perry, Brenda Flagler, and Denise Niemackl.

Your Irrigation System: It's time for you to have your irrigation system winterized. If you don't have it winterized, your pipes may be damaged by freezing temperatures. Call your installer or other professional for this service.

***If you are having irrigation system problems you think are linked to the street/sidewalk improvements from this summer, call City of Overland Park--Kathy Petrie at 233-9409 or Miles Excavating—Shawn Burkey at 915-1280.

Lost and Found: Early in September, Margaret Dack found a pair of Bee-Bee eye glasses on her front garden wall. If they're yours, call Margaret at 345-2610.

Welcome to our new neighbors: Gerald and Thelma Magnenat, 12021 Hemlock; Marie Christian, 8336 W. 120 St.; and Gary and Marta Dial, 12003 Mackey. We're glad you chose Westmont! Everyone—please add these new neighbors to your Neighborhood Directory.

CONDOLENCES: Our dear neighbor Houston Hale passed away recently. We wish to extend our condolences to his wife Kay and their family. We will miss this good man.

SOCIAL EVENTS

- **Tea at Three**—Second Tuesday of each month. **November 12, 3:00 pm at Brenda Flagler's home**, 8335 W. 120 St., 498-1617. Please bring a friend and a treat to share, if you wish.
- **Bunko**—Second Wednesday of each month. **November 13, 7:00 pm at Ginger Burn's home**, 8410 W 119th Terrace, 913-491-1355.
- **Bridge**—Last Wednesday of each month. **November 27, 7 pm at Margaret Dack's home**, 12000 Mackey. If you'd like to join, call Margaret at 345-2610.

November Westmont Board Meeting: Monday, November 18, 2013, 6:30 pm at St. Thomas the Apostle Episcopal Church, 12251 Antioch, Overland Park KS 66213.

HOMES ASSOCIATIONS OF KANSAS CITY: www.ha-kc.org HAKC maintains the Westmont website. The website gives you access to the Westmont newsletter, board minutes, by-laws and restrictions, Westmont exterior materials and color guide, the **ARC Application** for exterior home changes, and general information about the board and Westmont Homes Association.

Do you have a Westmont suggestion or concern? *Contact our board members 8am-5pm.*

- ▶ **Shirley Knese**, President (485-8689; shirleyknese@aol.com)
- ▶ **Mike Perry**, Vice President /Property Values (816-210-4455; mkpkc@yahoo.com)
- ▶ **Pam Tittle**, Secretary (661-9161; pam.larry@sbcglobal.net)
- ▶ **Kris Johnson**, Treasurer (345-9098; k156j@yahoo.com)
- ▶ **Tony Fink**, Grounds (961-0913; afink@kc.rr.com) and Assistant **Ken Knese** (913-481-1123)
- ▶ **Brenda Flagler**, Social Activities (498-1617; bflagler@worldinter.net)
- ▶ **Barbara Kolom**, Newsletter (339-6109; bkolom@everestkc.net)