



The Wornall Homesteader

Newsletter of the Wornall Homestead Homes Association

September 2006

Wornall Homestead Homes Association's **Annual Picnic**

Saturday, September 9

4:00—7:00 p.m.

"Triangle Park"

(Brookside & Main, 58th to 59th)



RAIN DATE:
Sunday, Sept. 10



Barbequed meats, buns and some beverages are provided;
bring your favorite side dish or dessert to add to the feast.

Donation — beer & wine 1.00; pop .50

Good food, entertainment, & conversation with your neighbors

**Door
Prizes!**



**Fun
Activities!**

Pay at the picnic: \$5.00/single, \$10.00/family

WELCOME NEW RESIDENTS

Welcome to the following new residents of Wornall Homestead Homes Association: (Since February 2006)

Stephen & Margaret Vanasdale
5917 Wyandotte

Gilpin & Jackson Short
5840 Brookside Blvd.

Alan & Susan Proctor
228 West 62nd St.

Howard & Margaret Carter
5721 Central

David & Thea Britton
5837 Central

Brian & Ashlee Adams
225 West 62nd Terr.

Patricia Reeves
6125 Wornall Rd.

John & Kelly Wenzel
5808 Central

Jonathon Guillory
6010 Wyandotte

Colin Clark
5735 Central

Dayamand & Meredith Shepherd
6029 Brookside Blvd.

Edward & Elizabeth Thompson
19 West 59th St.

Donald & Jacqueline Lesko
5851 Wornall Rd.

Bradley & Janelle Sjue
10 West 58th St.

Annual October Garage Sale

Everybody loves a sale, especially a garage sale and especially when several are concentrated in one area. Bring out those items you want to sell and join your neighbors in the WCHA Neighborhood Sale, to be held ONE DAY ONLY ON SATURDAY, OCTOBER 7th, 2006.



WCHA will place the ads, listing the date and the general area. We will have signs posted on Wornall Rd. and Brookside Blvd. If you wish to participate, all you have to do is hold your own garage or yard sale, place a sign at your address, then watch as the bargain hunters appear!

We need volunteers to place signs a few days prior to the sale. We will have flyers available at the Picnic to be distributed to your friends or places of business.

We will select a charity to pick up any left-over items after the sale. If you wish to donate your left-over items to charity or to volunteer, please call Karen Kvicala at 333-5775 or contact her by e-mail at klkvicala@yahoo.com.

Neighborhood Inspection Report

In May this year, representatives from WCHA toured the neighborhood for the annual inspection. With a few exceptions, everyone is doing a great job maintaining their properties. This year, your Board of Directors wanted to recognize a few of your neighbors who have done an excellent job (Board members' homes have been excluded).

We can't list them all, but here are a few homes which stood out:

- 6000 Brookside Blvd.
- 6028 Wyandotte
- 5800 Main St/Brookside

Thanks to these folks for adding to the beauty of Wornall Homestead !

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President's Message

By George Howard

Our Editor has asked me to keep this short, so I will oblige and be brief. Information in greater detail will be at the website listed at the end of this message.**

Our Annual Picnic is fast approaching on September 9th, and it reminds me how much work your Board members put into making it a success every year. Your Board of Directors are all volunteers (including the President). I would like to personally thank each and every Board member, as well as the other volunteers, who make each year's Picnic better than the last. You



are the Best! If YOU would like to volunteer to help at this year's Picnic, it is not too late! Give me a call and I will put you to work. Call 523-7593 or email: propane5@aol.com. Your help will be appreciated and recognized.

Our Fall Clean Sweep is scheduled for October 21st. See below for details, plus expect a reminder flyer prior to this date.

Finally, I have invited our 4th District Council candidates to our monthly meeting on October 14th for a debate forum. They will each have a brief time to present their platform positions. I encourage you to attend and check out the people who may be representing you on the City Council.

Thanks for your attention - hope to see you at the Picnic!

**Information will be posted on the Webpage: URL address is <http://members.aol.com/propane5/whhapresident.htm>

Fall Clean Sweep

On Saturday, October 21st, from 8:00 a.m. to noon, WHHA neighborhood volunteers will again staff dumpsters near Triangle Park, 58th & Brookside/Main, to collect leaves, brush and branches. This is a great chance to clean up lawn, garden and gutter debris. Please remember we cannot take any plastic, metal, glass, or any other non-organic material in the dumpsters. Kraft paper bags are okay. The dumpster contents will be taken to one of the City's mulch stations to be made into compost. VOLUNTEERS ARE NEEDED to work the dumpsters and to use their pickup trucks to help neighbors bring stuff to them. If you are interested in volunteering, please call Tom Cooke at 523-1340 or email him at cooketd@earthlink.net.

2006 CALENDAR OF EVENTS

Picnic

September 9th

(Rain date: September 10)

Garage Sale

October 7th

Special Candidates Forum

October 14th

Fall Clean Sweep

October 21st

Annual Business Meeting

November 2nd

Holiday Lights Contest

December

WORNALL HOMESTEAD HOMES ASSOCIATION BOARD OF DIRECTORS

George Howard, President	523-7593 propane5@aol.com
Tom Cooke, Vice President	523-1340 cooketd@earthlink.net
John Rich, Treasurer	333-1146 jrich433@kc.rr.com
Nancy Jonas Wilson, Secretary	333-7201 njonaswilson@earthlink.net
Karen Kvicala	333-5775 klkvicala@yahoo.com
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Susan Scholl	444-2623 usafscholl@aol.com
Claudine Thomas	333-9810 Claudine.Thomas@att.net
Walker Woods	523-4010 awwoods@kc.rr.com
Internet Website	www.haccd.org (Click on Wornall Homestead)

The Board meets on the second Saturday of each month at the Children's Place, small conference room, located at 2 E. 59th Street. Please contact any Board Member if you wish to attend or have an agenda item. Your input is welcome!

WHA Home Sales This Century

By Tom Cooke

According to figures in the Heartland MLS, the following table shows the annual average increase in Wornall Homestead home sales from 2000 through 2005. (The figures do not include "For Sale by Owner" houses of any unlisted sales; percentages are rounded off.)

<i>Year</i>	<i>Houses Sold</i>	<i>Avg Price</i>	<i>Percentage Increase From Previous Year</i>	<i>Days on Market</i>
2000	14	\$162,564	-10%	33
2001	13	\$172,596	6%	55
2002	12	\$224,250	30%	25
2003	12	\$214,705	-4%	49
2004	17	\$251,200	17%	65
2005	13	\$258,760	3%	53

The combined sales average for those six years is \$214,013. So far this year, up to August 14th, home sales area in line with the previous six years. Nine houses have sold for an average price of \$285,760, an 11% increase. So the average sale price of homes in our association this century is currently \$224,262. More startling, however, is the percentage increase from 2000 to the present: 76%. At that rate, by the end of this century, our houses would be worth.....well, don't hold your breath!

Also significant is the number of houses sold. Out of 388 homes in WHHA, an average of only 13.5 houses changed owners a year, barely 4% a year. That would suggest we have a stable neighborhood - we are here to stay - and we want to stay!

The average time it took to sell a house once it was listed (Days on Market) was 47 days over this same period. This year so far, the average DOM is a mere 35 days, a very complimentary number in what some call a "buyers market". By way of comparison, average DOM in south Kansas City (as defined by MLS) in the past 12 months is 90 days, and for those Johnson County communities right across the border, it is 37 days.

What these figures suggest is that people already in Brookside don't want to leave and those outside can't wait to get in! Hold on to your homes.