

Westmont Newsletter
Westmont Homes Association
April 2007

Consent Forms:

Thanks to all residents who have signed and returned their forms. Board members will be calling on the remaining residents who have not yet signed and will provide forms and a notary if requested.

New Neighbor:

We are pleased to welcome our new neighbor to Westmont.

Janet O'Connell 12036 Mackey

Condolences:

We would like to express our deepest sympathy to the family of our friend and neighbor Colleen Black who recently lost her courageous battle with cancer.

Aspen:

The spring clean up should be completed by late March. Included with this newsletter is a schedule from Aspen of lawn services that will be provided this year.

Sprinklers:

Remember to call Aspen at 829-6135 to schedule your irrigation start up. They have set aside the dates of April 5th and 12th for our neighborhood.

Lost and Found:

Please call Sally Chapman at 661-9646 if you have lost a striped lawn chair cushion.

Westmont Directory:

The Westmont Board is looking for a resident to chair a committee to oversee the preparation of the 2008 Westmont Homeowner's Directory. The committee will probably want to start meeting in August 2007. Please call Shirley Knese at 485-8689 if you are interested.

Property Values:

Please read the enclosed report from Tom Armstrong regarding the annual property inspections that will be done late March. Tom has been working hard to provide updated information to all residents. He would also appreciate volunteers to assist him in this large project. It is important that we keep our homes in good repair to maintain our property values.

Garage Sale:

Due to requests from residents we have decided to expand the garage sale this year. It will start on Wednesday, May 16, and run through Saturday, May 19. You can choose which days you want to participate. A charity pick up for unsold items will be Monday morning, May 21. You should have your items at the curb by 8 a.m.

Large Item Pick up:

Saturday, April 14, is the date for the large item pick up in our area. The city of Overland Park will offer this special no-charge service for items not picked up by your routine trash service. Have your items at the curb by 7 a.m. They will pick up appliances, fencing, furniture, etc. For more information, call 913-895-5160.

Property Taxes:

We have all recently received our notices of property assessments and taxes for the coming year. If you want to appeal and need comparison property values, call Dee Abbott at 816-803-2760 or 913-663-2810 for assistance.

Coffee Time:

Mark your calendars for Tuesday, April 10, at 9:00 a.m. to meet at Scooter's at College and Antioch for coffee with your neighbors. All residents are welcome.

**Aspen
Lawn & Landscape**

913-829-6135

Proposed Services for the current year by month:

| | |
|------------------|---|
| March | Spring cleanup of beds & turf Turf round 1 granular fertilizer & pre-emergent Mulch & pre-em beds in common areas Mowing as needed |
| April | Irrigation start up & audit Turf round 2 liquid fertilizer, pre-em, blanket weed kill Mowing as needed |
| May | Spring shrub trimming Orn. tree & shrub insecticide application Mowing as needed Turf round 3 Merit* grub control |
| June | Mowing as needed Orn. tree & shrub insecticide application |
| July | Mowing as needed |
| August | Any optional seeding you may want Mowing as needed |
| September | Fall shrub trimming Turf round 4 liquid fertilizer & blanket weed kill Mowing as needed |
| October | Irrigation shut down Mowing as needed |
| November | Turf round 5 granular fertilizer Mowing as needed |
| December | Final fall clean up of turf & beds |

Please note that the above schedule is subject to change due to various weather conditions.

Report from the Property Values Committee

Spring Inspections Coming

The spring inspections will start in the next two weeks and reports will be issued in April. There will be some changes from past practices. First a report will be issued for each home even if there are no problems noted. Second, a form has been created to describe the main exterior features of each home and the observed condition of those features. If work has been done in the last year (new driveway or roof for instance), it will be noted. Instead of a letter, the report form will be sent. In addition to the report, an explanation of how the inspection was conducted will be included as well as other information.

This year we will focus on some specific items. Of course wood rot is an ongoing problem in our neighborhood (as well as others nearby) and it will be noted. Many of the privacy fences are original and over 20 years old. We will pay particular to them and give owners ideas of how to repair or replace them.

The Property Values Committee wishes to assist each Owner in determining the condition of the property by identifying those items needing work. By maintaining each property we can improve the value of all properties.

Inspection Help Needed

This yearly endeavor is a substantial undertaking and the committee could use help in conducting the inspections and in completing the documents. Right now the committee is one person. Your help is needed. Please volunteer.

Battle on Paper Work

Normally the reports are mailed to each Owner. In order to save the cost of paper, printing, copying and mailing, this year we offer the option of receiving the report electronically. If you want to receive your report by e-mail, please contact Tom Armstrong at 913-451-4699 or e-mail me at tombetty@everestkc.net. The report will be in Microsoft Word, version 2007.

Planning Upgrades or Repairs?

Part of our by-laws and restriction process is to obtain approvals for certain exterior changes or additions. In order to make the approval process easier we have created a simple approval form that can be used to obtain them. By requiring the approval process, we will help to maintain and enhance the value of all of our properties. In 2007 there have already been three requests for approvals. The approval requests included new fencing, a new room addition and a replacement roof. Please pay attention to this requirement; it is for our collective benefit.