

*Happy Holidays and Warmest Wishes for
Your New Year!*

Board News

Board Votes To Raise Dues: Based on the proposed 2014 Westmont Budget and the recommendations from HA-KC to increase our reserve funds for unexpected financial events and catastrophic weather, the Board voted to raise Westmont Homes Association monthly dues from \$62.00 to \$70.00 per month beginning January 2014. The last dues increase was 2009.

Bank automatic withdrawal/auto-pay: By December 31, 2013, you need to notify your bank of the dues increase, so the bank can adjust payment to HA-KC.

Association damage to irrigation electrical system: Miles Construction has reimbursed Westmont \$954.81 for incurred expenses to repair the damage. Ken Knese diligently pursued this repair and reimbursement.

Grounds Committee: After careful review of proposals from lawn care companies, based on specifications and cost, the Board voted to select Spectrum Enterprises for our grounds care service. The Grounds Committee checked references, interviewed owners, and walked through the neighborhood so that each company owner understood our Association's needs and expectations. A 38 month contract has been signed with Spectrum Enterprises and that contract will continue through December 2016.

Fall cleanup began November 19. Weather permitting, there will be a second cleanup the end of December or the following January.

Services will include lawn mowing and trimming (Thursdays), snow removal, spring trimming, chemical applications (pre-emergent/fertilizer 5 times a year), nut grass treatment, and bush/shrub spray. The contract also includes mulch and chemical treatment for both entrances, and perimeter irrigation system turn-on in the spring and turn-off in the fall.

Call Ken Knese, 913-481-1123, if you have compliments, questions, concerns, or complaints. Ken is Westmont's liaison between homeowners and Spectrum. Please, don't call Spectrum directly.

During lawn-mowing season, Spectrum will pick up a maximum of two yard-waste paper bags on the day the lawn is mowed.

Snow Removal This Winter: Spectrum recommends attached homes that share a narrow land strip between them put reflectors, tall enough to be seen in heavy snow fall, along each driveway boarder. This may reduce the chance of damage to that land strip as the driveway is cleared of snow. These reflectors may be bought at hardware stores and big-box stores in our area.

When our snow crew is here to clean your driveway, please have your vehicles in the garage or along the curb. If you have vehicles in your driveway, it can't be cleared of snow.

When city snow plows are in our neighborhood, try to have your vehicles off the street. OP states: "Crews do their best to clear residential streets as quickly as possible. Their job is made easier when there are few vehicles parked on a street..." Vehicles "slow the operation and delay getting the streets cleaned." A web-based snow map to monitor plowing progress is available through the city's web page at opkansas.org.

Do you believe in angels? In the November newsletter, we reported Margaret Dack had found, in early September, a pair of lady's eye glasses near her front door during the street/curb repair efforts. Margaret also asked we announce it at the October Annual Meeting. Today, 11/21/13, Margaret called to say the owner of those glasses claimed them, nearly 12 weeks after losing them! Margaret had kept them all this time, just in case.

SOCIAL EVENTS

- **TEA AT THREE-HOLIDAY TEA!** Dec.10 at Brenda Flagler's home, 8335 W.120 St. Please, bring your neighbor and come celebrate this season. If you wish, bring a holiday treat to share. Everyone welcome! Tea At Three will resume April 8, 2014 at Brenda Flagler's home.
- **BUNKO AND BRIDGE HOLIDAY POT LUCK DINNER and \$5.00 White Elephant Gift Exchange!** The event will be Dec. 11, 6:00 pm, at Margaret Dack's home, 12000 Mackey. If you have questions, contact Ginger Burns at gburns001@everestkc.net
- **Bridge**—January 2014 will be the next gathering of Bridge players. Date and place to follow.
- **December Westmont Board Meeting:** Monday, December 16, 2013 at 6:30 pm, 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)