

*Happy Holidays And Warmest Wishes For Your
New Year!*

BOARD NEWS

A LETTER FROM WESTMONT'S BOARD PRESIDENT: Please be sure to read the enclosed It's A Choice letter that was presented at the annual Westmont HOA Meeting. It's a response to an event that happened with one of our homeowners earlier this year and has some good information regarding the proper steps before making exterior changes to your home.

OUR NEW ENTRANCE MONUMENTS: Beautiful! Comparing monument designs in many other neighborhoods, finding a highly skilled contractor, creating the design plan, getting competitive bids, meeting Overland Park city codes, acquiring necessary permits, and waiting for materials and the beautifully etched center stones...took time and more time. But boy it was worth it. The monuments are well constructed and substantial. Congratulations to the Board. Job well done!

2015 BUDGET: At the November Board meeting the 2015 annual budget was developed. Possible frequent heavy snows this winter may require added expense to the snow removal budget. The deeper the snow, the more expensive it is to remove. Two additional mowings were added for 2015 for a total of 30 so that we are prepared in case we have frequent rain through the summer. The Board will vote on the finalized budget at the December 15, 2014 Board meeting.

GROUNDS COMMITTEE: The committee reported the first cleanup of leaves would be done before Thanksgiving. The second cleanup will be before the winter holidays, unless our grounds are wet or covered in snow. If so, the second cleanup will be in January, weather permitting, or as soon as possible.

Snow Removal This Winter: Snow removal will occur when snow is above two inches. Your driveway, front sidewalk, and neighborhood sidewalks will be cleaned. Spectrum will begin clearing snow when, according to weather reports, the snow storm is predicted to end.

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. You can find the reflectors at hardware stores and big-box stores. Get them soon. They sell out fast.

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.

Ice and Snow Storms—Be Careful Out There: Slippery! Before ice forms or snow falls, pros recommend you apply an ice melt product on hard surfaces (driveway, sidewalk). Remember last year? The ice storm before the snow storm? Apply the ice melt product before the storm begins. It will help that ice under the snow to soften and even begin to melt. No snow plow or snow shovel can completely clear all snow or ice. An ice melt product may likely help.

*****Bank automatic withdrawal/auto-pay dues payment:** To start off the New Year, consider this easy way to pay your monthly Westmont association dues. Contact your bank for more information.

EDITOR ERROR: As newsletter editor, I apologize for an error in the November newsletter. Our Annual Garage Sale will be in the spring (not the fall as was stated). Having the sale in the spring was passed by unanimous vote at the Homeowners Annual Meeting in October.

WELCOME TO OUR NEW NEIGHBOR: Nancy Kitts Woodworth, 12002 Mackey. We are happy you chose Westmont to call home!

SOCIAL NEWS

- **Tea at Three** —Second Tuesday each month. **Holiday Tea at Three will be Dec. 9 at 3 pm at Brenda Flagler's home, 8335 W 120 St, 498-1617.** Everyone is welcome! Please bring a treat to share if you wish.
- **Bunko and Bridge:** Players will be contacted when plans are made for the Annual Holiday Party.

December Westmont Board Meeting: Monday, December 15, 2014 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, Bylaws 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.*

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