

# *What's Up Westmont?*

## November 2015 Newsletter

Winter is coming and we'll soon be heading indoors, so now is the time to conduct a thorough "winter preparation inspection" before the season's first cold hits the doorstep. Here are just a few things to think about.

### Windows and Doors

- Check all the weather stripping around windows and doorframes for leaks to prevent heat loss. Replace the screen door insert with the glass. Caulk inside and out, where necessary, to keep heat from escaping.

### Lawn, Garden, and Deck

- Trim overgrown branches back from the house and electrical wires to prevent iced-over or wind-swept branches from causing property damage or a power problem.
- Ensure rain or snow drains away from the house to avoid foundation problems. The dirt grade — around the exterior of your home — should slope away from the house.
- Clean and dry patio furniture. Cover with a heavy tarp or store inside to protect it.
- Remove attached hoses and store them away for the winter to prevent cracks and preserve its life. Shut off exterior faucets. Drain water from outdoor pipes, valves, and sprinkler heads to protect against pipe bursts. Wrap outside faucets with covers to prevent water damage.
- Clean leaves, dirt, and pine needles between the boards of wooden decks to thwart mold and mildew growth.
- Inspect outdoor lighting around the property. Good lighting will help minimize the chance of accidents on icy walkways at night.
- Make sure you have an ample supply of ice melt or sand for steps, walkways and driveway.

### Heating, Ventilating, and Air Conditioning

- Inspect the firebox and flue system to ensure that they're clean of any soot or creosote and that there aren't any cracks or voids that could cause a fire hazard.
- Check fireplace for drafts. If it's cold despite the damper being closed, the damper itself may be warped, worn, or rusted. Consider installing a Chimney Balloon into the flue to air seal the area tightly.
- Clean or replace the air filter in your furnace.
- Clean your whole house humidifier and replace the evaporator pad.
- Check the batteries and test smoke alarms and carbon monoxide detectors. If you don't already you may want to consider installing a carbon monoxide detector near the fireplace and furnace.
- Install foam-insulating sheets behind outlets and switch plates on exterior walls to reduce outside airflow.
- Make sure fans are switched to the clockwise position which will blow warm air down to the floor for enhanced energy efficiency and comfort.

### **WESTMONT HOMEOWNER ANNUAL MEETING**

Our Association's annual meeting and dinner was held October 26<sup>th</sup>, 2015. There were approximately 70 homeowners in attendance. Following the yummy dinner catered by Stroud's, the meeting commenced and each Board member gave an annual report. Two existing Board member's terms were extended: Mike Perry and Audrey Smith. Each of our Board members has performed the duties of their office with excellence, in compliance with the Association's restrictions and for the benefit of all members. If you were unable to attend the meeting, copies of the meeting information packet are available by contacting Carol Barlau by phone – 913-491-1449 or by email – sunnydaz232323@yahoo.com

### **GROUNDS COMMITTEE:**

**Yard Waste:** On trash pickup day, up to 8 bags of yard waste can be put out for pick up for the months January through September and 10 bags for October through December. Yard waste must be placed in biodegradable bags. Branches and stick waste must be in tied bundles no more than 36 inches in length.

**Winter Fertilizer:** One last application of a winter fertilizer will be put down in November.

**Leaf Cleanup:** Spectrum Lawn Service will do the first of two leaf cleanings the week before Thanksgiving. The second will be done the week before Christmas.

**Lawn Sprinkler Shutdown:** Contact Ken Knese by October 31<sup>st</sup> if you would like to have your sprinkler system shutdown for the winter months. Ken currently has 44 homes on the list. Ken's email ([kenknese@aol.com](mailto:kenknese@aol.com)) or phone (913-481-1123). The cost will be \$45 and will occur the first part of November.

**Curb Address:** This is the last offering this season to have your house address painted on your curb. The black background and bright yellow lettering will be done for \$12. The price for this service will increase to \$15 in 2016. Contact Ken Knese by email ([kenknese@aol.com](mailto:kenknese@aol.com)) or phone (913-481-1123).

**Driveway Markers:** With the coming of winter and snow removal services, residents are encouraged to purchase/install reflective markers. The markers alert the snow removal crews of the locations of the driveway dividers, and significantly reduces the risk of damage to plantings.

### **PROPERTY VALUES:**

**Inspections:** We are seeing a lot of activity in the neighborhood with residents taking care of items identified during the inspection. Thank you for making Westmont a beautiful place to live. Follow-up property inspections have been completed. Homeowners with a "poor" rating will be receiving a letter requesting repairs to be completed by the end of this year.

### **NEIGHBORS:**

No new neighbors this month.

### **SOCIAL NEWS**

**Tea at Three:** Second Tuesday each month – For additional information, contact Brenda Flagler (913)498-1617 for the **April through December** gatherings and Peg Levitt (913) 491-2966 for **January through March**.

**Bunko:** Second Wednesday each month – For additional information, contact Ginger Burns at (913) 491-1353.

**Bridge:** Last Wednesday each month – For additional information, contact Margaret Dack at (913) 345-2610.

### **OTHER INFORMATION**

**November 2015 Westmont Board Meeting:** Monday, November 16<sup>th</sup> at 6:30 pm, at St Thomas the Apostle Episcopal Church, 12251 Antioch, Overland Park, KS 66213

**Homes Association of Kansas City:** The Homeowners Association of Kansas City (HAKC) maintains the Westmont website. The website can be found at: [www.ha-kc.org](http://www.ha-kc.org) , search for Westmont, to access:

- Westmont newsletters, Board meeting minutes, and general information about the Board and Westmont Homes Association
- Bylaws and Restrictions
- Westmont exterior materials and color guide
- ARC Application for exterior home changes

**Do you have a Westmont suggestion or concern you want to share? Topic ideas for the newsletter?**

**Contact our Board members between 8am-5pm.**

- ▶ **President** – Mike Perry, 816-210-4455, [mkpkc@yahoo.com](mailto:mkpkc@yahoo.com)
- ▶ **Vice President / Property Values** – Hans Johansson, 913-451-4972, [hans.ingemar.johansson@gmail.com](mailto:hans.ingemar.johansson@gmail.com)
- ▶ **Secretary** – Audrey Smith, 913-787-7816, [ahs432@aol.com](mailto:ahs432@aol.com)
- ▶ **Treasurer** – Don Niemackl, 913-451-3985, [deniemackl@sbcglobal.net](mailto:deniemackl@sbcglobal.net)
- ▶ **Grounds Chairman** – Ken Knese, 913-481-1123, [kenknese@aol.com](mailto:kenknese@aol.com)
- ▶ **Social Chair** – Don Roth, 913-661-0036, [donroth@sbcglobal.net](mailto:donroth@sbcglobal.net)
- ▶ **Newsletter Editor** – Carol Barlau, 913-491-1449, [sunnydaz232323@yahoo.com](mailto:sunnydaz232323@yahoo.com)