

# ***What's Up Westmont?***

**April 2016 Newsletter**

**Westmont "Best In Class" Challenge** – I think it's safe to say, we're all very proud of our sub-division. Through the efforts of the grounds services we have, the hard work of our Grounds Chair Ken Knese and his team of volunteers, and of course you the homeowner, Westmont looks pretty darn snazzy. But like anything, there's always ways to build onto the good to make it even better. So we're making a challenge to all Westmont homeowners. As you travel about – to work, running errands, visiting friends, whatever – look at the area you are in and ask yourself, what are they doing here that could better the appearance of our neighborhood? Or, conversely, what do I see in Westmont that could be improved if we did "something like this." We're surrounded by similar twin home developments and single family units, all striving to be that "great place to live" just like us. So if you have an idea or suggestion, please share it with a Board member.

**Annual Garage Sale** – It's time to start spring cleaning! Our annual spring garage sale will be held on May 12<sup>th</sup>, 13<sup>th</sup> and 14<sup>th</sup>, 2016 which is the weekend after Mother's Day. It will coincide with other subdivisions in the area in hopes of making it a bigger event. Arrangements for a charity organization will be made to pick up unsold items you may wish to donate after the event. More details in upcoming newsletters.

## **TREASURER'S REPORT:**

We've had an increase in dues delinquencies as of late, so it might be worth the time to remind everyone of the dues process. Statements should be received by the first of the month and are to be paid in full. If you have not received a statement by the end of the first week of the month, contact the HAKC office listed in the Westmont Directory at 913-385-2440. Verify that you are on the mailing list and that your payments are being properly credited to your account. Please be aware that dues are delinquent if payment is not received by the 20<sup>th</sup> of the month and subject to interest penalty fees. If you choose, you can elect an automatic payment option. This requires a form to be completed which can be obtained from the HAKC or our Board Treasurer, Don Niemackl. Westmont is a very desirable community in which to live. This has been achieved by a successful dues based maintenance program supported by all homeowners. We look forward to continuing these efforts and benefits and keeping Westmont a place that we, and others, want to live. And lastly, please do not hesitate to contact the Treasurer if you wish to discuss your dues.

## **GROUNDS COMMITTEE:**

**Sprinkler Activation:** Grounds Chairman, Ken Knese received approximately 35 requests for sprinkler activation at a cost of \$45 each. In the upcoming days you will be receiving a call to schedule an appointment for activation which is likely to occur the first two weeks of April. Be sure to remind the activation representative to make sure the sprinkling system is checked thoroughly and working properly and to let you know of any issues that could have been caused by the Google Fiber work done recently.

**Google Fiber:** Following their fiber cable installation, the Google Fiber construction company has replaced most of the straw matting with sod. We were told they would place the sod and water it in order restore the lawns. If you feel the sod is not doing well or has died, contact Google Fiber at 844-322-2524 and ask that a crew be dispatched to address your lawn and sprinkler restoration concerns.

**Pre-emergent and Fertilizer:** The first treatment to the lawns was applied mid to late March. It is a pre-emergent and fertilizer, which will prevent the germination of weeds and the fertilizer will help the grass grow. This treatment will also prevent new grass seeds from germinating, so it is recommended no seed be applied this spring. Watch for postings near the mailboxes for additional information.

**Spring Cleanup / Lawn Mowing:** Spring cleanup has been completed. Lawn crews started mowing on March 25<sup>th</sup>. Speaking of grass cutting, just a reminder grass cutting will be done on Friday's. Please be sure to keep your gates unlocked so the crew can cut the lawn in your back yards. Remember - do not run your sprinklers on grass cutting day. This will help the mowers from sliding around and inadvertently tearing up your lawn. If it rains on Friday, grass cutting will take place on the next good weather day.

### **PROPERTY VALUES:**

A reminder to homeowner's who were designated as FAIR or POOR on the annual Conditions and Inspection Report issued last fall. Repairs and improvements associated with a FAIR rating are to be completed within 6-12 months of the inspection. Touch up painting, minor wood rot, removal and replacement of dead bushes, reseeding of bare spots are some of the items that should be addressed. If your report indicated a POOR rating, repairs were to be made immediately. As always, if you have questions regarding your report ratings or which to discuss corrective actions please feel free to contact the Property Values chair or any other Board member. We will all benefit when the neighborhood looks good.

### **NEIGHBORS:**

No new neighbors this month.

### **SOCIAL NEWS**

**Food Truck Fest** – If you're looking for something interesting to do that includes kite flying, live music and trying eight different types of food served out of food trucks, you might want to mark your calendar for the Food Truck Fest at the Blue Valley Recreation Complex at 137th and Antioch. The event is scheduled for Sunday, May 31 from 4PM – 7PM and will have music by the Good Sam Club band, a show by the KC Kite Club and kite flying activities for kids.

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

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

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

### **OTHER INFORMATION**

**April 2016 Westmont Board Meeting:** Monday, April 18<sup>th</sup> at 6:30 pm, at St Thomas the Apostle Episcopal Church, 12251 Antioch, Overland Park, KS 66213. These meetings are open to all residents.

**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?***

***Your input is important! Contact our Board members between 8am-5pm.***

- ▶ **President** – Mike Perry, 816-210-4455, [mkpkc@yahoo.com](mailto:mkpkc@yahoo.com)
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- ▶ **Treasurer** – Don Niemackl, 913-451-3985, [deniemackl@sbcglobal.net](mailto:deniemackl@sbcglobal.net)
- ▶ **Grounds Chair** – Ken Knese, 913-481-1123, [kenknese@aol.com](mailto:kenknese@aol.com)
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