

# *What's Up Westmont?*

## May 2016 Newsletter

**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.

**We're Listening:** If you have a suggestion or concern you want to bring to the attention of the Board, please do not hesitate to contact a board member. Other options to share your concerns are to send a letter or email to a board member, attend the Westmont Board meeting at the St Thomas the Apostle Episcopal Church, or drop your comments into one of the black drop boxes located at the 120<sup>th</sup> entrance or the Hemlock entrance. These boxes are checked regularly.

### **TREASURER'S REPORT:**

**Dues Payments and Liens:** As we stated in last month's newsletter, when each of us purchased our home in Westmont, we agreed to the payment of monthly dues. We can all be grateful the majority of home owners keep their commitment by making payments in a timely manner. However in the past several months, the Board has seen an increase in delinquent dues accounts and inaction on several ongoing delinquencies. Despite encouraging homeowners to contact the HA-KC to verify their billing, or contact a Board officer discuss payment concerns, the delinquencies remain unresolved. As a result of this trend, the Board will implement the lien procedures, authorized by the restrictions and by-laws, to collect delinquent dues.

Dues that are delinquent for 90 days, with no attempt to communicate and correct will result in the filing of a Lien against that property. The Lien will include all unpaid dues, accrued interest and penalties, and legal costs associated with the filing of the Lien. This action will be effective May 1<sup>st</sup>, 2016.

This action is not being taken lightly by the Board. The Board understands how life events can change priorities, making communication so important. The Board has taken many steps to work with homeowner's on payment plans and shown great leniency by waiving interest and penalties. But due to the increase of new 90-day delinquencies and inaction by existing delinquents, the Board believes action must be taken.

In order for the Association to keep dues low, it is essential to collect dues from all homeowners in a timely manner. The non-payment of dues can eventually result in passing costs on to other homeowners. Let's all do our part and keep our dues payments current.

### **GROUNDS COMMITTEE:**

**Weed and Feed:** The second application of weed and feed will be done in May.

**Hemlock Entrance:** In case you haven't noticed, we have re-done the Hemlock entrance. We received bids up to \$6000, but chose to do some of the work ourselves. As a result, the replanting and moving the rest of the beds cost approximately \$2300. We hope you like it. In addition, we will be mulching the Westmont Beds in early May once the Oak and Maple trees quit dropping their "spring mess".

**Shrub Trimming:** In the upcoming weeks, you will be receiving a form from the lawn service asking for your feedback on the trimming of shrubs and lawn plantings. Unless otherwise directed NOT to trim, shrub trimming will be done in June in the front yard and/or any area that can be seen from the street. If you want additional trimming, contact Spectrum at (913) 393-4357 and leave a message. Carolyn will contact you to discuss the work to be done and cost.

**Lawn Services and Pet Containment Areas:** There are several homeowners who have designated their back yard or portions of their yard for outdoor pet containment and exercise. These areas will not be mowed when the pet is out. The reason of course is to minimize the risk of the pet escaping and running away. If you wish to have the area mowed, please make arrangements to secure the pet inside on scheduled mowing days. And a reminder, please make sure you pick up after your pet so the area is “hazard free.”

**Lawn Mowing Reminder:** Grass cutting generally occurs on Friday, weather permitting. Make sure sprinklers do not run on mowing days. If it rains, mowing will occur the next rain-free day.

**Oak Tree Catkins:** I’m sure you’ve noticed the brown, tassel like flowering that has fallen from the oak trees. Those “tassels” are called catkins and are where the acorns come from. They are short lived and make quite a mess. Much of the catkins will be mowed over. Catkins on the walks and driveways will be blown into the street where vehicle traffic will grind them into dust.

**Lawn Service Feedback:** An important reminder...any homeowner who believes their lawn services are not meeting their expectations, should contact the Grounds Chair, Ken Knese. Ken will document the issue and address it with the lawn services company. Please report your concerns to Ken. DO NOT take action on your own and confront a lawn service worker.

### **NEIGHBORS:**

No new neighbors this month.

### **SOCIAL NEWS**

**Food Truck Fest:** Just a reminder the Food Truck Fest at the Blue Valley Recreation Complex at 137th and Antioch is scheduled for Sunday, May 31 from 4PM – 7PM. There will be live 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**

**May 2016 Westmont Board Meeting:** Monday, May 16<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)
- ▶ **Vice President / Property Values** – Hans Johansson, 913-451-4972, [hans.ingemar.johansson@gmail.com](mailto:hans.ingemar.johansson@gmail.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)
- ▶ **Social Chair** – Don Roth, 913-661-0036, [donroth@sbcglobal.net](mailto:donroth@sbcglobal.net)
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