

What's Up Westmont?

October 2019 Newsletter

WESTMONT ANNUAL DINNER AND MEETING will be October 15th at St. Thomas Episcopal Church, 12251 Antioch Road, Overland Park, KS. Doors open at 5:30 for a social time. Dinner will be served at 6 pm followed by the Westmont Association Meeting. RSVP by Oct. 5th to Sharon Kralicek: skkralicek44@gmail.com .

How About Free Dues For a Month! Easy...just come to our Association Dinner/Meeting, sign in and get a ticket with a number on it. At the end of our meeting, Beverly Kitts will draw three winning numbers. Bet one of them will be yours!

Did you know our current Declaration of Restrictions was registered in Johnson County on September 9th, 1983? Our current Certificate of Substantial Completion And Formation of Homes Association was registered November 16, 1987. Since then, our by-laws and other legal documents have not been reviewed by an attorney who specializes in homes associations. Our Board unanimously agreed it might be time to review the documents. The Board suggests you look at the documents on HA-KC website for comparison to the packet you have received. If you have questions or comments please let a board member know.

PRESIDENT'S REPORT

Important Westmont Owners' Information Packets: On Thursday, September 19th, an envelope was mailed to you. It contained a cover letter and two documents: 1) Amendment to the Bylaws of Westmont Homes Association with a proxy ballot; and 2), Amendment to the Certificate of Substantial Completion and Formation of Homes Association with execution pages. Please carefully read each document and the directions that are included. We look forward to receiving input from our members.

Please remember there are two documents being voted on. They are separate votes. The proxy ballot is only for the Bylaw changes. If you are unable to attend the annual meeting please give your proxy ballot to someone attending the meeting. You may also mail any documents to Beverly Kitts at 12002 Mackey, Overland Park, KS 66213.

Please e-mail or call Beverly Kitts or another Board member if you have any questions or need help in anyway. On the back of the newsletter is the name, phone number and e-mail address of each Board member. We all want the members of our association to make an informed decision.

For the good of the Association, the Board now requires and ARC form submitted before you begin any work on the outside of your house. That includes re-painting your house or garage door the same color it has been, replacing siding with the same design/color currently on you house, re-staining your deck or fence with the same color, replacing your garage door and so forth. Colors must match the adjoining house and garage.

Service To Westmont: We are looking for people to serve as board members or members to serve on the lawn and grounds committee. If you have any questions, contact President Beverly Kitts at bskitts@hotmail.com

VICE PRESIDENT'S REPORT

We Have A New ARC Form. A few sentences have been added to the ARC. "Please give or send the application to the President or Vice President of the Board. Their contact information may be found in the newsletters or the directory". Please use only the new form. The new ARC form is on our web page at www.ha.kc.org. Please submit an ARC form printed from Westmont web page. Some electronic devices make visible and print only parts of the form.

TREASURER'S REPORT: Treasurer Beverly Kitts reviewed the August financial statements and expenses with the board and a discussion followed. All agreed financials to be in order.

LAWN AND GROUNDS REPORT:

John Rudzinski is in the first stages of conversations with Lawn Care Companies to provide 2021 service to our Association.

John reported homeowners are trimming bushes and cutting limbs away from decks and fences and also raising tree canopies. He reinforces that each owner is responsible for removing trimmed twigs and branches completely off the property. No moving them to the backyard or common spaces.

Westmont Group Email List: To join, e-mail Barb Kolom- bkolom@everestkc.net

NEW NEIGHBORS: No new neighbors this month.

SOCIAL NEWSSchedule Change Tea at Three**

Tea at Three: The next tea will be Tuesday, November 12 at 10:00 am at Brenda Flagler's home: 8335 West 120th St. Everyone is welcome. Please call Brenda if you plan to attend: 913-498-1617. We hope you will come! Mark your calendars for the next coffees at Brenda's house: November 12th, April 14th, 2020 and June 9th 2020.

Bridge: Has been suspended. We are looking for players. If you would like to play or for additional information, contact Nancy Woodworth at (219) 688-4760.

OTHER INFORMATION

October Westmont Board Meeting: Monday, **October 21, 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 (HA-KC) maintains the Westmont website. The website can be found at 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
- ARC Application for exterior home changes
- Westmont exterior materials and color guide

Do you have a Westmont suggestion or concern you want to share? Your feedback is important.

Contact a Board member between 8am-5pm with your suggestions or comments.

- ▶ **President** – Beverly Kitts, 219-775-0389, bskitts@hotmail.com
- ▶ **Vice President / Property Values** – Sharon Kralicek, 913-424-4287, skkralicek44@gmail.com
- ▶ **Treasurer** – Beverly Kitts, 219-775-0389, bskitts@hotmail.com
- ▶ **Lawn & Grounds Director** – John Rudzinski, 913-766-0169, jhnrudzinski@gmail.com
- ▶ **Social Director** – Sharon Kralicek, 913-424-4287, skkralicek44@gmail.com
- ▶ **Secretary and Newsletter Editor** – Barbara Kolom, 913-375-5159, bkolom@everestkc.net