

What's Up Westmont?

December 2019 Newsletter

Happy Holidays! Peace on Earth and Good Will to All

PRESIDENT'S REPORT:

HOA Meeting, November 12th: Rental Property in Westmont

Approximately 70 HOA members attended the meeting. There was over an hour of comments, sometimes heated, regarding the pros and cons of rentals in Westmont. Within those discussions were diverse topics: no limit to number of rentals properties, limiting number of rental properties; the effect of rental properties on property values; renting a room or a portion of one's home; a relative or care giver living in one's home; some landlords in Westmont don't keep up their properties; rentals have an adverse impact on maintenance of homes and grounds; LLC's purchasing homes in Westmont, and additional concerns.

HOA members thought a committee to explore property maintenance would benefit the community. HOA member Joel English will head the committee of volunteer homeowners. The committee's goals and objectives will be further defined early next year.

Members brought up that a survey regarding rentals would have been beneficial. A survey was designed and mailed to all home owners.

Delinquent Dues: In November a lien was placed on a home because of delinquent dues. There are currently three liens on homes in Westmont, and two more homes that are behind in dues. The Board takes filing a lien seriously and makes every effort possible to work something out with the homeowner before a lien is filed.

Board Seeking New Board Member: Celesta Jasperson has notified the Board she will not serve as a Board member next year. She was going to be the Social Chair Person. Please contact any current Board member if you are interested. The social director plans the HOA annual dinner, the Summer Cook-Out, the Chili Cook-Off, provides new Westmont residents with a welcome packet, and more.

VICE PRESIDENT'S PROPERTY VALUES REPORT:

One ARC was submitted for review. It was returned to the applicant for more information. Sharon said several homeowners are completing exterior home improvements and painting before winter arrives. Thanks to all of you for your efforts!

TREASURER'S REPORT:

Bev reviewed the October financial statements and expenses with the board and a discussion followed. A motion was made to approve the report. It passed by unanimous vote.

The 2020 Annual Budget: Planning is underway to create a first draft of the 2020 budget. The final budget will be reviewed and voted on by the Board at the December 16 monthly meeting.

LAWN AND GROUNDS REPORT:

Lawn and Grounds Chair John Rudzinski reported our holiday lights and wreaths at the Westmont entrances are in place. TLC attempted to blow out the irrigation system for winter but only one zone could be flushed. The board authorized John to have TLC determine the cause and make a bid for repairs. Lime Application: This yard application will follow the mid December leaf cleanup. Lime inhibits the chemicals in acorns that stunt grass growth in our yards.

Leaf Cleanup-Round 2---Third Week of December. If you have a fence, please have your gate door unlocked. TLC requests that while they are working in Westmont, drive slowly and cautiously. Recently, two crew members were nearly hit by a fast moving car. Also, when TLC trucks are parked and the crew is working on one street, consider an alternate route around/into/out of Westmont. Thank you from TLC.

Snow Removal: Removal will occur when the depth of the snow is 2"-3" or after a snow storm ends.

TLC Snow Removal Procedures document is included with this Newsletter

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

New Neighbors: Jinlong Lee, 11929 Mackey. Welcome! We're happy you chose Westmont.

SOCIAL NEWS:

A Message from Betty Craney: Her new address is: 13840 N Desert Harbor Drive #220, Peoria AZ 85381

Tea At Three—WINTER BREAK: See you April 14th, 2020 and June 9th, 2020

Bridge: Bridge has been suspended. We are looking for more players. Contact Nancy Woodworth at (219) 688-4760 if you're interested in playing bridge.

OTHER INFORMATION

Westmont Board Meeting: Monday, December 16, 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.

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