

What's Up Westmont?

January 2020

Happy New Year and Best Wishes for a Wonderful 2020

Due to a snow storm, the 2019 December Board meeting date was changed from December 16th to December 18th. All board members and 17 guests attended the meeting.

NEW SOCIAL CHAIR PERSON APPOINTED: At the December Board meeting, Denise Mason was appointed to fill the social chair position.

PRESIDENT'S REPORT

Rental Properties Survey: President Beverly Kitts reported the results of the recent survey sent to residents regarding whether rentals should continue to be allowed in Westmont. The results were 56 for allowing rental property. Beverly stated the board would no longer consider adding a rental amendment to the Westmont HOA document Certificate of Substantial Completion.

Replacement of Roof Shingles on Westmont House: Following an inquiry by a meeting attendee, Beverly explained the Board's decision to pay for new shingles on a house located on Mackey Street. The owner failed over time to replace the shingles. The attached home owner was experiencing severe leaking problems and damages to the interior and exterior of his home.

That house is currently for sale. Beverly explained that the Homes Association would be fully repaid when the house is sold. Our HOA attorney drew up a contract to that affect, and it was signed by the owner. The owner of the attached home expressed his deep appreciation to the Board for taking the action.

Welcome Packets for New Residents: Instead of HAKC mailing Welcome To Westmont packets to new homeowners, a Westmont committee will now personally deliver the packets. Seems like a much more friendly way to do it, don't you think?

VICE PRESIDENT'S REPORT: Property Management: Two ARC applications have been received since the last board meeting. They both were approved by the Board and returned to the applicants. Many, many homeowners have made exterior improvement to their homes, decks, patios and driveways in 2019. Bravo!

TREASURER'S REPORT

2020 Budget: Beverly presented the proposed 2020 budget. The new budget will go into effect January 1st, 2020.

Financials: The November financial statements and expenses were reviewed and discussed. All agreed financials to be in order.

Delinquent Dues: There are seven residents who are delinquent in their dues. Three of the seven are chronically delinquent, and liens have been filed against them.

HOA Certificates of Deposit: One of our CDs is up for renewal. The board decided to cash it out and look for a better rate.

LAWN AND GROUNDS REPORT: TLC determined in November it was a broken sprinkler head that caused them to stop the blow out our irrigation system. Repairs were made, the blow out of the system was completed and the system has been shut down.

Sidewalks and driveways were cleared of snow after the first snowfall of the year. About twelve hours later a second snowfall occurred. Because it was less than three inches of snow, no snow removal was warranted.

New Neighbor: No new neighbors this month.

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

OTHER INFORMATION

Westmont Board Meeting: Monday, January 20, 2020, 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

Board members names, positions and contact information will be updated in the 2020 February Newsletter.

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
- ▶ **Secretary:** To be determined
- ▶ **Treasurer** – Michelle VanMill
- ▶ **Lawn & Grounds Director** – John Rudzinski, 913-766-0169, jhrudzinski@gmail.com
- ▶ **Social Director** – Denise Mason, 913-608-1433, scmason56@yahoo.com
- ▶ **Newsletter Editor** – To be determined