

What's Up Westmont?

July 2020

*****HAPPY INDEPENDENCE DAY – 4TH OF JULY*****

PRESIDENT'S REPORT

The Board held a video conference on Monday, June 15th and all members dialed in at 6:30pm. Thank you Ian, for setting it up!

We are still looking for new board members beginning January 2021. Westmont will need three new board members. Please consider this opportunity to help shape the future of the Westmont community. The Board meets once a month and they work together and share the duties of serving the Westmont community. If you are interested or have questions, please contact a board member.

The Board is still working on the changes to the Certificate of Substantial Completion document.

VICE PRESIDENT'S REPORT / PROPERTY VALUES

As our subdivision is getting older, we will likely see more repairs, such as painting, roofing, dry rot, deck re-staining, etc. are needed.

Since the third week of May, we have received 6 (six) ARCs. Thanks again to everyone who has submitted an ARC before beginning work on their home. Please keep in mind that when doing any major work on your home, it is a matter of courtesy to notify your attached neighbor. In addition, the neighbor may be thinking about doing the same thing, and you may get a better price on your project if done together.

Inspection of homes in the fair or poor condition is still planned during the next month. Keep in mind that repairs don't need to be done immediately; however, it would be appreciated if you inform the board with your plans for repairs.

Reminder: A copy of the ARC form can be found @ www.ha-kc.org. If you have any questions please feel free to reach out to a board member.

SOCIAL DIRECTOR'S REPORT

All social activities will continue to be suspended until further notice!

LAWN AND GROUNDS REPORT

IMPORTANT: Our lawn service has requested that our homeowners please pick up toys, scooters and bicycles from their lawn on mowing days. Thanks!

After consulting with HAKC about the drainage issues in our subdivision; and discussion by the Westmont Board, we concluded that a special assessment for the affected homeowners to pay for the problems to be fixed was not the best option. The issue must be addressed by the Property Owner. In many instances, cooperation with a neighbor can cut the cost of a drain in half. We do recognize the wet-- lawn and basement-- problems; and hope that our home owners will work to remedy their situation.

☺** Please be sure that your fence gates are unlocked on mowing day.

TREASURER'S REPORT

Financials: The May financial statements and expenses were submitted to the Board for review. All expenses appear to be in order/within budget. Requests for copies of financials can be sent to the Westmont Treasurer, Michelle Van Mill at michellepie@gmail.com.

Delinquent Dues: For the month of May, there were 5 units delinquent in paying monthly dues.

Monthly Dues should be submitted by the 20th of each month. Please be advised, payments submitted after the 20th will be considered late and will be assessed \$15 late charge.

Timely payments are greatly appreciated. If you have questions or concerns, please don't hesitate to reach out.

Condolences:

We would like to extend our deepest sympathy to Deb and John Mongoven on the loss of Deb's brother Phil on May 21st and Kris Johnson for the loss of her sister Jennifer on June 4th.

Our thoughts and prayers are with you!

No New Neighbors!

OTHER INFORMATION

Next Westmont Board Meeting: is currently scheduled for Monday, July 20, at 6:30 pm – via video conference.

Due to the pandemic, we will continue to hold via video conference until further notice. All homeowner are encouraged to participate. If you are interested in joining the meeting, please reach out to one of the board member for the credentials to the Zoom meeting.

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 listed below.

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** - Ian Morris, 913-575-5703, ian.morris@treerange.com
- ▶ **Treasurer** – Michelle Van Mill, 913-553-1203, michellepie@gmail.com
- ▶ **Lawn & Grounds Director** – John Rudzinski, 913-766-0169, jhrudzinski@gmail.com
- ▶ **Social Director** – Denise Mason, 913-608-1433, scmason56@yahoo.com
- ▶ **Newsletter Editor** – Sameera (Sam) Harpalani, 913-205-4306, sharpalani725@hotmail.com

MAY WE THINK OF FREEDOM, NOT AS THE RIGHT TO DO AS WE PLEASE,

BUT AS THE OPPORTUNITY TO DO WHAT IS RIGHT!

– Peter Marshall