

What's Up Westmont?

August 2020

PRESIDENT'S REPORT

There are three (3) board members who will be leaving their positions effective December 31, 2020. According to our bylaws, our Board is composed of seven (7) members. As such, please consider this opportunity to join the board and help shape the future of the Westmont. 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. At this time, no one has volunteered.

The Board will be sending out the changes to the Certificate of Substantial Completion in the next month. These changes are Westmont Homes Association's current practice and if amended will allow our governing document to match our current practice.

As you know, we have a committee working on lawn bids. Our current contractor hasn't lived up to our expectations. We currently have greater than 20% of residents mowing their own lawn. We have had complaints about all aspects of TLC's work. "They rarely trim my backyard, but at least they mow". "They don't ever blow off the grass". "I watched them only treat half my yard". The biggest part of our lawn care is mowing. Westmont is very difficult to mow as we have a lot of fences and NOT a lot of open space. This makes mowing more difficult and time consuming as the crew needs to stop to open and close gates and the greater use of push mowers. The committee is working diligently to obtain the best bids possible. It appears the dues will increase up to 20%. The final increase has not been determined. However, the Board wanted to make residents aware of the pending increase as soon as possible. We have checked with a neighboring HOA and our bids are very much in line with bids they are currently obtaining. Mowing is more for Westmont due to the extra labor required. If you have questions or suggestions, please email John or Beverly.

From a resident, "We have been fortunate over the last 4-5 years, our dues have stayed close to the same, which was nice, but puts us behind when coming to new contracts and the increases business occurred over the years. We knew eventually this day would come and looks to be sooner rather than later, should we choose to improve our yard service quality."

The Board created a "Welcome Packet" for new residents. The packet contains: Board members, what services are included in the monthly dues, monthly dues payment guidelines, HOA vs Homeowners responsibilities, ARCs, exterior changes and colors, non-compliance process, home inspections, and communication. The welcome packet is accessible via HA-KC.org > Kansas Associations > Westmont. If you have questions or would like a copy, please contact Denise.

VICE PRESIDENT'S REPORT / PROPERTY VALUES

Three ARC's were submitted during July; two have been approved and one is on hold

Please keep in mind that when doing any major work on your home, it is a matter of courtesy to notify your attached neighbor – it would also be appreciated if homeowners can inform the board with their plans for repairs. Remember, 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.

The majority of home inspections have been completed and we commend those homeowners who have painted, reroofed or made other repairs or improvements to their homes. Since we had four teams of two people doing the inspections, the board revised the form to provide a guideline to help ensure consistency across inspections results.

One of the issues seen frequently was unkempt lawns, front and back, primarily due to weeds. Please remember that weeding is the responsibility of the homeowner. Many homeowners feel their back lawn is their own concern, but we do get complaints from neighbors who the view the weeds from their homes and backyards.

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. Please be sure that your fence gates are unlocked on mowing day. Thanks!

Look at your Pin Oak Tree. If the leaves are a light green-yellow and dropping, it is dying. Without an iron treatment injection done by a professional, it will be dead in a few short years. TLC will give you a bid with a 20% discount. The cost of cutting down a tree is much greater.

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

Delinquent Dues: For the month of May there were 3 units delinquent in paying monthly dues payments. Monthly Dues payments need to be received by the 20th of each month. Payments received after the 20th will be considered late resulting in a \$15 fee plus interest. Timely payments are greatly appreciated, if you have questions or concerns please don't hesitate to reach out.

A special thanks to Skip, Linda, John, Steve, and Ginger for helping the board with the exterior home inspections.

OTHER INFORMATION

Next Westmont Board Meeting: is currently scheduled for Monday, August 17, at 6:30 pm – via video conference.

We encourage all homeowners to attend monthly meetings and voice their opinions!

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

Our American tradition of neighbor helping neighbor has always been one of our greatest strengths and most noble traditions. ~RONALD REAGAN~