

What's Up Westmont?

September 2020

PRESIDENT'S REPORT

At this time, we have one volunteer to run for one of the three open Board positions effective January 2021. We will be sending out, or delivering to residents, a ballot later in September/October. The ballots will need to be returned to the Board by drop off mail or email. You may use any of the contact information at the end of this newsletter or drop off ballots at 12002 Mackey Street (bskitts@hotmail.com). Please consider this opportunity to join the board and help shape the future of Westmont. If you are interested or have questions, please contact a board member.

At this time, we feel our October Annual meeting will be held via Zoom meeting. Zoom is very user friendly and we would encourage your attendance on October 20th at 6:30pm. Please reach out to Denise Mason at scmason56@yahoo.com with your email address to receive a Zoom meeting invite. If you have questions, please contact any Board member.

The Board has mailed out the changes to the Certificate of Substantial Completion. These changes are Westmont Homes Association's current practice and the Board is asking for your help to amend our governing document to match our current practice. I will be holding two notarizing sessions for your convenience: Saturday 9/12 from 10-11 am and Sunday 9/20 2-3pm. Just stop by 12002 Mackey and I will be happy to notarize your Lot Owner Execution page. Please remember to bring ID and all owners need to be present to sign the page. I will also be happy to schedule other times if these aren't convenient just simply email me at bskitts@hotmail.com to schedule an alternate time. The Board appreciates your help!

The Board is happy to announce we have accepted the lawn committee's recommendation for Westmont's ground maintenance. Mark Huffman with Precision Lawn and Landscape will be our new grounds maintenance company effective January 2021. The new contract starting in January came with an increase in dues regardless of the company chosen. Although the final dues increase has not been decided, preliminary budget predictions show a probable increase of \$12. A few things to keep in mind:

1. We would be paying only \$11.56/yard to mow. Owners couldn't hire anyone to mow their yard for this amount.
2. \$15.53 of our dues go toward trash/recycle cost (which we all need).
3. Even with the increase in dues, we will still be the lowest HOA around.

VICE PRESIDENT'S REPORT / PROPERTY VALUES

We have received three ARCs in August as residents continue to make repairs or improvements to their homes. As we mentioned before, the homes in Westmont are getting older and need more upgrades than in previous years.

Re-inspections of homes that had a poor rating for items that could be corrected in a short period of time, such as weeds over 8 inches or improper storage, are almost complete and a second letter has been sent to homeowners not performing the requested improvement. In October, re-inspections will be done for items that may take a little longer to do, such as minor wood rot or peeling paint.

A big thanks to the homeowners who have tended to the issues mentioned in the inspections!! We do get comments from homeowners who appreciate things their neighbors have done to make things look a little better.

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.

SOCIAL DIRECTOR'S REPORT

Westmont Neighborhood Garage Sale pending resident participation request. Dates 10-8-2020 to 10-10-2020. Please contact Denise Mason, 913-608-1433, scmason56@yahoo.com

TREASURER'S REPORT Financials: The July 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 was 1 unit delinquent in paying monthly dues payment.

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

NEW NEIGHBORS: We are pleased to welcome our new neighbor to Westmont!

John Ziegelmeyer – 12021 Hemlock

FOR SALE

A REAL DEAL- Are YOU a homeowner that still loves to mow your own grass? Have you ever tried a battery-operated lawn mower? They save money on maintenance and gasoline. We have a GO 56-Volt Lithium-ion cordless mower for sale. Excellent condition, one year old. Not self-propelled but easy to use. Why pay \$400-600 when you can get this one for \$200.00 cash. Price Firm.

Contact John/Bonnie Rudzinski @ 913-766-0169

SOCIAL/ENTERTAINMENT

A retired Westmont resident, Rick Coffey enjoys playing music and would like to see if there are any musicians that would like to join him for outdoor music in the coming months. All instruments and singers would be welcome. Contact Rick at rcoffey1953@gmail.com.

OTHER INFORMATION

Next Westmont Board Meeting: is currently scheduled for Monday, September 21st 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, jhnrudzinski@gmail.com
- ▶ **Social Director** – Denise Mason, 913-608-1433, scmason56@yahoo.com
- ▶ **Newsletter Editor** – Sameera (Sam) Harpalani, 913-205-4306, sharpalani725@hotmail.com

WESTMONT ANNUAL MEETING WILL BE HELD ON OCTOBER 20, 2020 VIA ZOOM.

PLEASE CONTACT BOARD MEMBER FOR CREDENTIALS TO LOGIN TO THE ZOOM MEEING.