

What's Up Westmont?

November 2020

HAPPY THANKSGIVING!!

Westmont Annual Meeting was held via Zoom on Tuesday, October 20th at 6:30. Approximately 23 homeowners along with all the board members were present at the meeting.

A big thanks to all homeowner's who attend the meeting. We had a lively debate and we appreciate your comments/feedback to improve our community.

New Board Members Announcement: Congratulations to the new board members who were elected and will begin their term effective January 1, 2021.

Nancy Kocourek – 8301 W. 119th Terrace

Frenando Marengo – 11926 Mackey Street

Linda Stogsdill – 8303 W. 121st Street

PRESIDENT'S REPORT

The Board continues to receive Lot Owner Execution pages. Thank you to those who have turned in their document. The Board wants to align our Certificate of Substantial Completion document with our current practice. If you need additional explanation about what we are trying to accomplish, please reach out to any Board member. The Lot Owner Execution pages may be obtained from any Board member and need to be notarized. I am a notary and would be happy to schedule a time to complete your Lot Owner Execution page. The Board appreciates your help!

VICE PRESIDENT'S REPORT / PROPERTY VALUES

Thanks to all homeowners who have submitted an ARC to the board and have followed through with repairs and improvements to their home.

Continued Reminder: When performing 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 of 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.

LAWN AND GROUNDS REPORT

Your irrigation needs to be turned off and winterized to prevent freezing damage. Make an appointment with TLC or a provider of your choice. **DO IT NOW!** Their schedules fill up fast.

Leaf Clean-up: TLC will do leaf clean up mid-November and again mid-December, weather permitting. If you have a fence around your backyard, the gate must be unlocked in order for the crew to pick up the leaves

Snow Removal: Remember snow removal starts at 3 inches. It is the responsibility of the homeowner to salt/ ice-melt their own property.

TREASURER'S REPORT

Financials: The September 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 0 unit's delinquent.

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.

SECRETARY'S REPORT:

Heartfelt thanks to the retiring board members; Beverly Kitts, John Rudzinski and Denise Mason for your time and services to make Westmont a great place to live. We are grateful for your dedication and passion to improve our neighborhood.

If any member wishes to view the audible notes of the annual meeting, please reach out and I will provide you a copy.

CONDOLENCES

It is with great sadness to hear of the passing of our long time neighbor Hans Ingmar Johansson of 8315 W 121th Street. We would like to extend our deepest sympathies to his wife Barbara and family.

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

James Paul Thomas Vasquez – 8318 West 119th Terrace

OTHER INFORMATION

Help from a friend is a company that helps Johnson county's' Older Adults. They help with outside work: yard work, mulch, weeds, gutter cleaning, planting, lawn care, etc. You may contact them at 913-980-8686 or helpfromafriend.com. (Use of any company is at the homeowner's risk. The Board doesn't endorse any company.)

Westmont Board Meeting: The regular board meeting will be on Monday, November 16th at 6:30 pm – via Zoom video conference.

Please note: 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 log in 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

A GOOD NEIGHBOR IS A PRICELESS TREASURE – CHINESE PROVERB

VOTE*VOTE*VOTE