

What's Up Westmont?

March 2022

PRESIDENT'S REPORT

First, I would like to thank everyone who returned the paperwork associated with the recent opinion poll to restrict short-term rentals in Westmont. The votes did not meet the number to make a change to the Westmont governing documents. The poll is now officially over, and the matter is now fully closed.

As a board, we have spent considerable time and effort to ensure we provided homeowners with the facts. During this process, we engaged a lawyer (Likens & Haines) to seek advice on the process to ensure we were seen as unbiased. The lawyer will be retained for any future requirements. However, we do not foresee any additional expenses necessary at this stage.

A special thanks to all my fellow board members for bringing your passion, intellect, and resources to the table to improve the process for the benefit of our community. I appreciate your hard work and thoughtfulness to help govern our organization.

VICE PRESIDENT'S REPORT

TRASH AND RECYCLING NOTIFICATIONS : Please call Waste Management @ 866-909-4458 to set up your notification choice for pickup schedule changes. Let them know you are in the Westmont HOA subdivision.

With spring on its way, it is a good time to do a maintenance check on the exterior of your home and around your property. The link for the architectural improvement form (ARC) can be found on the Westmont website. If you have any questions regarding the ARC form, please feel to send me an email at butchette442@gmail.com .

SECRETARY'S REPORT

As you know, the board invited everyone to voice their opinion on the issue of restricting short-term rentals by Friday, 2/18, following months of discussion and a January mailing to all homeowners with important information and a ballot. Thanks to Nancy Kocourek for collecting all the ballots at her front door and via email! And thanks to the 98 neighbors who voted! 76 homeowners support restricting short-term rentals and 22 neighbors voted against it. Since only 46% of the votes supported a change in our governing documents, no further board action is called for at this time.

For those who may feel disappointed in the outcome, it may be interesting to look at it from a broader perspective: There are about 3000 properties in Overland Park being used for short-term rentals out of about 87,000 housing units. According to our new city councilman, Sam Passer, the city is not concerned about this issue and advises anyone who encounters a problem with activity in a short-term rental to contact the police. Those reports and having renters post on vacation websites that parties aren't allowed at an address have proved very effective.

TREASURER'S REPORT

Westmont has 2 CDs that came up for renewal on 2/2/2022. They are 11-month CDs in the amount of 30K each with CrossFirst Bank. It is a business CD; Westmont does not qualify for personal CD rates. After careful review, we decided to renew the CDs for another 11 months.

The January financials were submitted to the board for review, which was approved during the February monthly meeting. January expenses were in order as expected. As always if you would like a copy of Westmont's financials or have any questions feel free to reach out to me at michellepie@gmail.com.

LAWN AND GROUNDS REPORT

Spring is in the air and in our neighborhood and we welcome it. Here is what will be happening with lawn care this month:

Precision will be doing spring cleanup in the first 2 weeks of March (which includes trimming of any grasses/perennials that need it in the common areas) and leaves/sticks in the lawn, pre-emergent in the landscape/mulch beds. If any homeowners want shrubs pruned etc. outside of the contract at that time, they can contact Mark at Precision for a price. The first round of fertilizer will be put down the week of March 14th. If anyone is wanting to seed this spring, please be aware that the first 2 applications of fertilizer are crabgrass, multi-weed herbicide and will kill any grass seeds put down. If you are putting grass seed down, please notify Mark not to fertilize with this specific fertilizer. You can contact him to put you on a list not to fertilize OR you can also request a starter fertilizer to help with seeding and or a price for seeding for an additional cost. Weekly mowing will start on Thursday, April 7th.

Following is the list of services Precision provides:

Lawn Maintenance
Fertilization
Weed control – Business license #100111 KDA
Insecticides
Tree pruning/removal/stump grinding – Certified Arborist
Landscaping/Hardscapes/Design
Aeration
Seeding
Sprinkler – Installs, repair, activation, winterization
Snow Removal/Ice melt
Holiday Lighting
Landscape Lighting

SOCIAL DIRECTOR'S REPORT

The Fence Committee has been formed and I want to thank the members who have agreed to volunteer their time. The committee consists of 7 members: John Ziegelmeier, Jake Schulzinger, Nancy Kocourek, Beverly Clark, Sharon Kralecek, Carol Barlau, and Jan Hodgson

We will soon be beginning our new directory program. Please see the enclosed flyer.

Next Westmont Board Meeting: Monday, March 21, 2022 at 6:30 pm – via Zoom video conference

Board member's 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** - Ian Morris, 913-575-5703, ian.morris@treerange.com
- ▶ **Vice President** – Nancy Kocourek, 913-451-4428, butchette442@gmail.com
- ▶ **Secretary** - Jan Hodgson, 913-558-8532, jan.hodgson@gmail.com
- ▶ **Treasurer** – Michelle Van Mill, 913-553-1203, michellepie@gmail.com
- ▶ **Lawn & Grounds Director** – Linda Stogsdill, 913-439-7365, lkstogsdill@gmail.com
- ▶ **Social Director** – John Ziegelmeier, 785-550-5127, jjziegjr@gmail.com
- ▶ **Newsletter Editor** – Sam Harpalani, 913-205-4306, sharpalani725@hotmail.com

Goodbye February. Hello, March ... We are ready for Spring