

Westmont News – January 2024

Board member's names, positions, and contact information listed below:

- **President** – John Ziegelmeier, 785-550-5127, jjziegjr@gmail.com
- **Vice President** – Larry Tittle, 816-916-8163, jltreno@gmail.com
- **Treasurer** – Blaine Halvorson, 913-219-8081, bhalvorson2369@att.net
- **Secretary** – Carol Searcy, 913-908-7009, carol@mlcfinance.com
- **Lawn & Grounds Director** – John Rudzinski, 904-651-9219, jhnrudzinski@gmail.com
- **Social Director** – Ray Hawk, 816-714-8444, sterno4520@aol.com
- **Landscape Committee Chair** – Sharon Kralicek, 913-424-4287, skkralicek44@gmail.com
- **Public Relations Chair (Newsletter)** – Carol Barlau, 913-219-8008, carol.barlau23@gmail.com

Happy New Year!

PRESIDENT'S REPORT – John Ziegelmeier

Happy New Year – On behalf of the Westmont Board, I would like to wish everyone a joyful New Year filled with good health, peace, prosperity, and unity in our neighborhood. Cheers to a wonderful year ahead!

Board Members – I would like to take a moment to welcome our new board members to their positions on the board. Carol Searcy will be taking up the role of Secretary and John Rudzinski will be our Lawn & Grounds Director. I look forward to collaborating with them in the new year. I would also like to thank our outgoing board members, Linda Stogsdill and Nancy Kocourek, for their service to the Board and this community for the past three years.

Landscape Committee – Sharon Kralick will be assuming the role of Landscape Committee Chair to oversee improvements to the common areas along 119th and Antioch as well as the two entrances. If you are interested in landscaping and plantings and would like to help make our neighborhood look even better, please contact John Ziegelmeier and ask to join the committee.

VICE-PRESIDENT'S REPORT – Larry Tittle

Ending the year and starting a New Year with three ARC forms submitted. So glad to see neighbors are continuing to make improvements ranging from roofs to decks to fencing. Some residents are looking ahead for better weather and getting ARC forms approved early.

Last week Linda Stogsdill was walking and found where cross bars and top rails were misplaced on the perimeter fence. She notified me and I was able to repair the fence. In the future, I would encourage the residents who back up to the perimeter fence or walkers passing by the fence to notify me of problems they see. Thanks for your help in advance.

Here is the address link to the ARC form on our website which can be completed online and downloaded for printing and/or email submittal:

http://ha-kc.org/images/associations/350/Westmont_ARC_2022.pdf

TREASURER'S REPORT – Blaine Halvorson

I would like to start by informing our homeowners there will be no dues increase for 2024.

November financials were reviewed with the Board and our November revenues and expenses were in order. Additionally, the draft 2024 operating budget was shared with the Board. Final approval will occur in January 2024.

In November we had two homeowners who had fallen behind on their monthly dues. As is process, letters were sent to both homeowners, reminding them of their need to maintain currency in their payments.

If you have questions on the automated payment program or wish to receive an AutoPay authorization form, please contact Doug Luther at the Homes Association of Kansas City (HA-KC) at 913-385-2440 or dluther@ha-kc.org.

LAWN AND GROUNDS REPORT – Linda Stogsdill

Overall, this has been a very good year for Lawn & Grounds with Precision, our lawn care provider. We have been able to address pretty much every concern and we are pleased with their service. Mark Huffman, the owner, has been very good to work with. The November cleanup was unsatisfactory due to the timing of the falling leaves. Some of us have not trained our trees to drop their leaves in a timely manner. 😊

Precision came back on their own and re-did the November cleanup at no additional cost. As I write this, we are amid the December cleanup. When that is done, they will apply the winter fertilizer. There are many leaves that stubbornly cling to their trees, but don't despair, there will be a spring cleanup.

And this wraps up my three-year term as Westmont Lawn & Grounds Director and as a board member. It's been delightful because I have gotten to know so many of you. It has also been a huge learning experience and for that I am grateful. Thank you.

SOCIAL DIRECTOR'S REPORT – Ray Hawk

Westmont Garage Sale – It's never too early to start planning for our garage sale. The date for our Spring Garage Sale is April 11-13, 2024. We are hopeful that our neighboring communities of Lexington and Stone Haven will join us. More information will be forthcoming.

Social Clubs – The new year is the perfect time to consider starting or joining a social club to connect with like-minded individuals who share your interests. Whether it's a book club, card club, or gardening club, social clubs provide opportunities to make new friends and enjoy shared activities. Contact Ray Hawk or one of the social committee volunteers and we will help you get started and get the word out.

Social Committee - Ray and the social committee volunteers, Pam Tittle, Robbi Arenson, John Rudzinski, and Carol Barlau plan to schedule social events in 2024, so get ready to have some fun with your neighbors! If you have any suggestions for social events, please let them know.

THIS AND THAT – Carol Barlau

Kansas City Chiefs – Let's make sure we rally behind our Chiefs! Bring the cheers, ignite the spirit, and propel them to playoff victories and all the way to another Super Bowl! Go Chiefs!

Contractors – Have you had a good experience with a contractor you have used? If so, tell us about it so we can share it with others in the neighborhood. I am compiling a list, so send a short summary of the contractor you used and your experience to carol.barlau23@gmail.com. This is not intended to be a recommendation, but just overall experience sharing. As always, the selection of a contractor is up to the homeowner.

WESTMONT BOARD MEETING

The monthly meetings of the Board are held on the **third Monday of the month** beginning at 6:30pm at St Thomas Episcopal Church, 12251 Antioch Road, in the Assembly Room.

The next meeting is scheduled for Monday, January 15th, 2024.