

Westmont News – February 2024

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

- **President** – John Ziegelmeyer, 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

PRESIDENT'S REPORT – John Ziegelmeyer

Parking of Vehicles – Please do not park your vehicles on the street as it could interfere with your neighbor's ability to get in and out of their driveway safely, snow plowing, and the mail delivery and waste management services that need to access the curbside mailboxes and bins. Park your vehicles in your driveway or garage and leave the street clear for the essential services that help keep the neighborhood clean, safe, and efficient.

Carbon Monoxide Detectors – A Lifesaving Device – Carbon monoxide (CO) is a deadly gas that can be produced by common household appliances and vehicles. It is invisible, odorless, and tasteless, and can cause symptoms such as headache, nausea, confusion, and even death. To protect yourself and your family from CO poisoning, you should install one or two carbon monoxide detectors in your home. These devices will alert you when they detect high levels of CO in the air and allow you to escape to fresh air and call for help. You should test your CO detectors monthly, replace the batteries yearly, and follow the manufacturer's instructions for installation and maintenance. Remember, if your CO detector goes off, do not ignore it. It could save your life.

Directory Spot Notifications – Not getting emails regarding Westmont HOA news? Remember, if you want to receive timely email updates and notices regarding the lawn and grounds activities and general Westmont HOA news, your email must be in Directory Spot. Send your information (name, address, phone, email) to: **westmonthelp@gmail.com** and be added to the notification system. Directory Spot is the only official communication tool for HOA members.

VICE-PRESIDENT'S REPORT – Larry Tittle

Not much to report this month. Just a reminder in this winter season, please check on your neighbors. If you can help with running an errand, getting the mail, trash bins or removing snow from the sidewalks, please do so. Neighbors helping neighbors!

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

Our year end financials were reviewed with the Board, and I am happy to say we closed the year \$16K positive. Regarding our 2024 operating budget, the draft budget was shared with the Board. Final approval and ratification will occur at our February 2024 meeting.

It always saddens me when I share that in January, we had two homeowners who had fallen behind on their monthly dues. As is my process, letters were sent to both homeowners, reminding them of their need to maintain currency in their payments and to address any related penalties and interest.

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 – John Rudzinski

Winter – It has arrived with a "BANG!" Record cold temps, winds and snow complicated the situation. As a reminder, Precision does remove snow from driveways and sidewalks once the accumulation reaches 4 inches. If the snow is less than that the homeowner is responsible. We do not have "ice removal" in our contract. Homeowners need to inform renters of our policy, so they too are aware of their responsibilities.

On a brighter note, our second snowfall was light. You may find relief as close as your garage if you have a leaf blower. Depending on the temperature and the amount of snow falling--this handy tool can blow away much of the snow with ease rather than straining your heart with the traditional snow shovel. You might even bless your neighbors and remove some of their snow because you are having so much "fun!" Why not give it a try? You may be "happy" you did.

SOCIAL DIRECTOR'S REPORT – Ray Hawk

Westmont Garage Sale – It is 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. 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, February 19th, 2024.