

# Westmont News – January 2026

## 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** – Linda Stogsdill, 913-439-7365, lkstogsdill@gmail.com
- **Social Director** – John Rudzinski, 904-651-9219, jhnrudzinski@gmail.com
- **Board Member** – Rose Marie Frank, 913-515-7740, rmfrank10@gmail.com
- **Public Relations Chair (Newsletter)** – Carol Barlau, 913-219-8008, carol.barlau23@gmail.com

## Happy New Year!

As we welcome the new year, the Board would like to wish all our neighbors a happy, healthy, and peaceful year ahead. We're grateful to be part of such a caring and engaged community and appreciate everyone's continued cooperation and kindness. May the coming year bring fresh beginnings, shared moments, and a strong sense of community for us all. We look forward to working together in the year ahead.

### PRESIDENT'S REPORT – John Ziegelmeyer

**New Board Members & Positions** – A sincere thank you to the homeowners who have generously volunteered their time and talents to serve our community. We truly appreciate your willingness to help make Westmont a great place to live. Here are the new board assignments:

Vice President – Larry Tittle

Lawn & Grounds Director – Linda Stogsdill

Treasurer – Blaine Halvorson

Social Director – John Rudzinski

**Non-Resident Homeowners** – Please be sure your rental property is registered with the City of Overland Park as a "rental". This applies to both long and short term rentals. The city requires all rental properties be licensed and inspected. Failure to do this can result in a fine. The city will enforce this ordinance more strictly in 2026.

**Cold Weather Reminder** – As colder weather settles in, we encourage everyone to check in on neighbors who may need a little extra help — especially older residents or those who live alone. A quick call, knock on the door, or message can make a big difference. Let's continue looking out for one another and keeping our community safe and connected this winter.

**Snow Removal** – Please remember that when snowfall reaches the required threshold, snow removal will begin after the snow has stopped falling. To ensure the contractor can clear areas properly, avoid parking in driveways during snow removal. Thank you for your cooperation in helping keep our community safe and accessible.

**Common Area Plantings** – The City has required us to make 100% clear passage on the sidewalks on 119<sup>th</sup> and Antioch. This will mean we will need to make some alterations to the plantings in early 2026.

### VICE-PRESIDENT'S REPORT – Larry Tittle

**On-Street Parking** – As winter approaches, please be mindful of where and how you park. Snow removal, narrower streets, and slippery conditions can make on-street parking both hazardous and inconvenient for your neighbors. Whenever possible, please use your convenient two-car garage or driveway instead of parking on the street. Your cooperation helps keep our community safer and our roads clear during the winter months.

**Happy New Year** – Can you believe 2026 is here already? 2025 seemed to fly by. As we begin the year ahead, I hope all our Westmont neighbors are off to a positive start. Please take time to check in on those around you and help make 2026 a welcoming year for everyone.

**Dusk-to-Dawn Light Bulbs** – We still have a supply of bulbs available at no charge. If you're interested, please contact me. These bulbs have made a noticeable difference in brightening our neighborhood and keeping it safe.

**ARC Forms** – It's a good time to start planning for those projects you were not able to complete in 2025. Please complete and submit an ARC form when doing exterior improvements: painting, roofing, driveways, new decks, fencing, and landscaping projects. Include your roof-mate when making your decision on your project as it might save money working together. If I can help with your decisions, please give me a call.

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 to **Westmont Vice President – Larry Tittle**:

[http://ha-kc.org/images/associations/350/Westmont\\_ARC\\_2022.pdf](http://ha-kc.org/images/associations/350/Westmont_ARC_2022.pdf)

### **TREASURER'S REPORT – Blaine Halvorson**

The November 2025 financials were reviewed with the Board and everything was in order.

Over the past year, we've had our ups and downs with delinquent dues, and we continue to see three or four who are consistently delinquent and have taken action to have liens filed against them. Timely payment is especially important in the winter when weather conditions can be unpredictable and snow removal expenses may arise unexpectedly. Your prompt payment ensures our operating funds are always available.

Looking ahead, several expense categories will increase in the coming year due to rising costs and contract renewals, including trash removal and insurance. Consistent, on-time dues payments help ensure we can meet these obligations while staying within our planned budget. I look forward to working for you in the coming year.

### **LAWN AND GROUNDS REPORT – Linda Stogsdill**

January is a quiet month for lawn and grounds. Happy New Year!

### **SOCIAL DIRECTOR'S REPORT – John Rudzinski**

**Social Events** – It's never too early to begin planning for 2026 social events calendar. If you have an event in mind or would like to help, please reach out to me or one of our Social Committee volunteers: Pam Tittle, Robbi Arenson, Vicki Harper, or Carol Barlau.

**Westmont Bridge Club** – Meets the second Tuesday of the month from 1-4pm. The next meeting will be Jan 13. If you would like to play a friendly game of bridge, call Carol Searcy at 913-908-7009 for details.

### **THIS AND THAT – Carol Barlau**

**Welcoming a New Year Together** – As the new year begins, it brings a quiet sense of reflection and fresh possibility. Many of us are considering resolutions—intentions, both big and small, that guide us forward with care, balance, and kindness. Even in the heart of winter, there's comfort in knowing that longer days and the first hints of spring are not far away. During these colder weeks, we encourage everyone to look out for one another. A simple check-in with a neighbor, especially those who may need a little extra support, can make a big difference. And don't forget to take care of your pets in these cooler temperatures — you may see me walking my pups in their new fleece onesies. 😊 Wishing everyone a safe, peaceful, and hopeful start to the new year, as we look ahead together to warmer and brighter days.

### **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 Parrish Hall 1. The next board meeting will be Jan 19, 2026.