

Westmont News – July 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** – Ed Land, 505-444-1088, elandengr@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

PRESIDENT'S REPORT – John Ziegelmeyer

Neighborhood Happy Hour was a huge success! – Almost 70 residents showed up for a relaxed evening of conversation, laughter and fun at the neighborhood happy hour on Friday, June 12 in the Westmont 120th Street Cul-de-sac. The weather was perfect as was the location – under a big shady oak tree. A big thank you to Randy and Sandy Wachowiak for offering up their lawn to host the party. As with all successful events, a lot of hard work went into the planning, coordination, setup and food preparation. A big thank you to Vickie Harper, Robbi Arenson, Carol Barlau, Larry Roberts and John Ziegelmeyer.

Events like this are a wonderful reminder that a neighborhood is more than just the homes we live in – it's the people who live here. Taking the time to get to know one another helps build the connections that make Westmont such a special place to call home. Thank you to everyone who came out and helped make the evening such a success. We look forward to seeing even more neighbors at future events!

Trees, Trees, Trees – Our trees are one of the greatest assets of our neighborhood. They add beauty, provide shade, and significantly contribute to our property values. Taking care of them helps keep Westmont looking beautiful for everyone to enjoy.

- **Oak Tree Inspection and Treatment** – Now is a good time to have your pin oak trees inspected to determine if they may need an iron treatment. Yellowing leaves with dark green veins can be a sign of iron chlorosis, a common issue with pin oaks in our area. Early treatment can help maintain the health and appearance of your trees and may help prevent more serious decline over time.
- **Tree Maintenance & Boulevard Trees** – As a homeowner, it is important to keep your trees properly maintained, including those located in the boulevard area in front of your home. This includes removing dead limbs, maintaining a safe and healthy canopy height, and ensuring branches do not overhang or damage your neighbor's property or the perimeter fence. If a tree has been removed, the stump should be ground down to 4-6 inches below ground level and the area either replanted with a new tree or returned to grass to maintain a clean and consistent appearance.

Regular tree care not only keeps our neighborhood looking well-kept, but also helps minimize safety concerns and potential property damage. We have several trees throughout the neighborhood that could use some attention. Give your trees some TLC!

Trash and Recycling Containers – According to our bylaws and city code, trash and recycling containers must be kept out of sight and not visible from the street except on designated collection days, typically Fridays.

VICE-PRESIDENT'S REPORT – Larry Tittle

Dusk-to-Dawn Light Bulbs – A new shipment has arrived! Several residents asked about the dusk-to-dawn light bulbs during our recent Happy Hour, and it's wonderful to hear how much of a difference they are making in "lighting up" our neighborhood. If you would like a bulb, please contact me – they are available at no charge.

ARC Forms – ARC forms continue to come in, and it's great to see homeowners investing in their properties. If you are planning to replace your roof, please contact your roof-mate first. We're finding this is becoming more important than in the past, as some roofing materials and colors have been discontinued, making it difficult to match existing roofs. To help maintain a consistent appearance on both sides of a duplex, both sides may need to be replaced at the same time if a different brand or color is required.

Please remember to complete and submit an ARC form when doing improvements: painting, roofing, windows, driveways, new decks, fencing and landscaping projects. Don't forget to 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 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

TREASURER'S REPORT – Blaine Halvorson

Treasurer's Report – The May financials were reviewed with the Board, and all expenses were found to be in order, with one unplanned expense. During the late fall/early winter months, several sprinkler lines along 119th Street were damaged as a result of work associated with the installation of fiber optic cable. Repairs were completed by Precision Lawn and Landscape. I have contacted the general contractor responsible for the damage and requested reimbursement for the repair costs. I am hopeful this matter will be resolved within the next few weeks.

This month, six homeowners have outstanding fees, penalties, and/or dues:

- Two homeowners have small outstanding balances due to past penalties or interest. Reminders will be sent to encourage resolution of these balances.
- One homeowner is one month behind on dues, along with applicable interest and penalties from previous months. Contact will be made to address the outstanding balance.
- Two homeowners are two months behind on dues, along with applicable interest and penalties. They will be contacted to encourage payment or to make arrangements with HA-KC.
- One homeowner is three months behind on dues, along with applicable interest and penalties. The lien process will be initiated with HA-KC.

In addition to these actions, a copy of the HA-KC automatic withdrawal application will be provided to these homeowners as an option to help encourage timely monthly payments.

LAWN AND GROUNDS REPORT – Ed Land

Precision Lawn Activities for July:

- Mowing weekly on **Wednesdays**
- **Early July** – Shrub Trimming (Date TBD)

Please note all services are **weather permitting**, so schedules may change. Watch for email updates regarding any adjustments. If you prefer to **opt out of any service**, please place a clearly visible sign for the lawn crew.

SOCIAL DIRECTOR'S REPORT – John Rudzinski

Social Events – Don't forget to refer to the 2026 Calendar of Events, distributed via Directory Spot. If you have questions, ideas for future events, or would like to get involved, please contact me or a member of the Social Committee: Pam Tittle, Robbi Arenson, Vicki Harper, or Carol Barlau.

July – August – September Social Activities:

- **Concert & Ice Cream Social – Rescheduled Date** – Saturday, June 27, 7–8:30pm at St Thomas Episcopal Church, 12251 Antioch Road. *19th-Century Popular American Song* – Take a lively journey through early American music as John Rudzinski presents his bicentennial recording of historic favorites, enhanced with live narration, storytelling, and sing-along moments in celebration of the nation's 250th anniversary. The program will be followed by an ice cream social. There will be a freewill offering for the Music Program.
- **Westmont Annual Picnic** – Enjoy your summer with family and friends, but don't forget to mark your calendar for the Westmont Annual Picnic on Saturday, Sept. 19th.

New Neighbors – Welcome to our new neighbors. We are happy you chose Westmont!

- Kunj Choudhary & Manish Tandon, 11922 Mackey
- Laurie Snyder, 8310 West 120th Terrace

Westmont Bridge Club – Meets the second Tuesday of the month from 1-4pm. Next meeting will be July 14 at Brenda Flagler's home. If you'd like to play a friendly game of bridge, call Brenda at 913-221-8335 for details.

THIS AND THAT – Carol Barlau

A Friendly Reminder for Our Pet Owners – We love seeing our neighborhood dogs out enjoying walks with their families! A quick reminder to please be a responsible pet owner and pick up after your pets. Leaving pet waste behind not only creates an unpleasant experience for neighbors, but it can also impact the cleanliness and appearance of our sidewalks, common areas, and yards. Thank you for doing your part to keep Westmont clean, beautiful, and enjoyable for both our two-legged and four-legged residents!

FIFA World Cup 2026 – Soccer Fever! – The U.S. Men's National Team has advanced to the knockout stage of the 2026 FIFA World Cup following victories over Paraguay and Australia. They will play their final group stage match against Turkey on June 25 to determine their final group placement before kicking off the knockout rounds in Santa Clara on July 1.

Whether you are a longtime soccer fan or just enjoying the excitement, the World Cup is a great opportunity to join millions of fans around the world in celebrating the competition, teamwork, and community spirit that make this event so special. With Kansas City proudly serving as one of the host cities, the excitement is even closer to home as our region welcomes fans from around the world and becomes part of this incredible global event.

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 Parish Hall 1. The next board meeting will be July 20, 2026.