

Westmont News – October 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, 504-444-1088, 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

Westmont Annual Meeting – Our annual meeting will be held on Wednesday, Oct 21 at Parish Hall 1 – St Thomas the Apostle Episcopal Church, 12251 Antioch Road, Overland Park. Here's the agenda:

- 6:00 PM to 6:30 PM – Meet and Greet; Boxed Meals
- 6:30 PM to 7:30 PM – Business Meeting
- 7:30 PM to 7:45 PM – Questions and Answers; Door Prizes; Adjournment

We encourage all homeowners to attend. It's a chance to catch up with friends, meet new neighbors, and take part in shaping Westmont's future.

RSVP for a Boxed Meal – If you'd like a boxed meal at the meeting, please RSVP by Friday, Oct. 16, by emailing westmontsrsvp@gmail.com. Include your name, address, number attending, and meal option number for each person. If you can't email, call or text Carol Barlau at 913-219-8008.

- **Option 1** – Turkey sandwich on wheat bread with American cheese, chips, dessert
- **Option 2** – Ham sandwich on a croissant with Swiss cheese, chips, dessert
- **Option 3** – Roast beef sandwich on wheat bread with Provolone cheese, chips, dessert
- **Option 4** – Spinach veggie wrap, fruit cup, dessert

Westmont Board – First and foremost, a big thank you to John Rudzinski and Carol Searcy for their dedicated service and the positive impact they have made on our community over the past three years.

We have three Board position openings for three-year terms (2027-2029). A ballot is enclosed with your October dues and newsletter mailing. Three residents have stepped forward as candidates, and their brief biographies appear on the back of the ballot. Please take a moment to vote:

- **Absentee Voting:** Place your completed ballot in the ballot box located on the front porch of 12037 Mackey St between Monday, Oct 5 through Tuesday, Oct 20.
- **In Person:** Bring your completed ballot to the Westmont Annual Meeting on Wednesday, Oct 21.

Your participation helps shape the future of our community. Thank you for voting!

Time to Think About Tree Trimming – Fall is a good time to look over your trees and plan any needed pruning, although it's generally best to wait until late fall or winter for routine trimming. The goal should be a healthy tree: thoughtful pruning can remove damaged limbs and improve its structure while preserving its natural shape. For larger trees, consider hiring a certified arborist who can recommend the right cuts. If a tree is near a property line or the tree's canopy extends over both your yard and a neighbor's, talk together before scheduling work. You

may be able to coordinate the trimming and share the cost—a good way to care for the tree and be a good neighbor. A mature tree is a valuable asset to your property, and caring for it now can help ensure it continues to provide shade and beauty for years to come.

VICE-PRESIDENT'S REPORT – Larry Tittle

Acorns, Acorns, Acorns – Just when we think we're catching up on yard projects, those pesky acorns start falling. I've raked my front yard at least five times, and I've lost count of how often I've cleared the driveway! Acorns can stain pavement, create slipping hazards, and cover the grass when they pile up, so it's worth gathering them regularly. Please do not sweep or rake acorns or leaves into the street. Overland Park prohibits putting gathered yard waste there, where it can block storm drains. Place it in paper yard waste bags for pickup instead. With any luck, we'll finish the cleanup in time to catch some college football or an NFL game!

On-Street Parking – Please be mindful of where and how you park. When possible, use your garage or driveway instead of parking on the street. Vehicles parked outside must display a current, valid registration plate. Inoperative vehicles must be stored inside an enclosed garage, not on driveways.

ARC Forms – There is still time to finish the projects we planned for this past spring and summer, especially those put-on hold due to the excessive heat we struggled through. Please remember to complete and submit an ARC form before starting any exterior improvement project: painting, roofing, windows, driveways, decks, fencing and landscaping. Don't forget to include your roof-mate in your planning as coordinating work may save you both some money. If I can help with your plans, 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

The August 2026 financial statements and expenses were submitted to the Board for review. All expenses were in order and within budget. Seven homeowners had past-due balances this month. Two appear to have missed the payment deadline, while some of the remaining balances consist of unpaid late fees and interest. Interest will continue to accrue on outstanding balances until they are paid.

Preparation of the 2027 operating budget has begun. A draft will be shared with the Board in November. If the Board gives its preliminary approval, the final budget will be presented for approval in January 2027.

LAWN AND GROUNDS REPORT – Ed Land

Lawn and Grounds Activities for October:

- Mowing weekly on Tuesdays. Note: if you have sprinklers operating on a schedule, please remember to change the schedule to avoid watering on Monday evening and during the day on Tuesdays.
- Watch for additional information and instructions via email through Directory Spot regarding the lawn service transition. Currently, this is the only mechanism we have to inform you of changes and new developments during this process.
- Please do not make requests or voice complaints to the lawn contractor's staff when they are working. Contact me via email, text, or phone, and I will respond immediately and contact their supervisor if necessary.

Thus far, the only service provided under the new contract has been mowing/edging and the contractor has provided "No Service" signs to everyone who was known to have declined that service in the past. There will be more services provided in the future and we will provide instructions beforehand. In the interim, if you are doing work on your lawn and wish to skip a week of mowing, please contact me and I will provide you with a sign to put in your yard.

Sprinkler Winterization – It's time to schedule your sprinkler system's winterization. This service shuts off the system and removes water from the lines so it cannot freeze and damage pipes or sprinkler heads. The Board does not endorse a specific vendor, but here are some contacts to consider:

- Volz Lawn & Landscape – Email andrew@volzlawnandlandscape.com with your name and address
- Green Head Turf Systems LLC – 913-645-9586
- Ryan Lawn & Tree – 913-381-1505
- TLC Lawn Care Inc – 913-780-5296

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, Rose Marie Frank, Vicki Harper, or Carol Barlau.

Westmont Annual Picnic Recap (9/19) – About sixty-five neighbors joined us for this year's picnic, including several new faces. It was a warm evening, but the promised breeze came through, and the food tasted even better *al fresco*. Best of all, we had time to catch up with familiar neighbors, welcome new ones, and make the connections that help Westmont feel like a community.

Thank you to Larry and Pam Tittle and Janet O'Connell for hosting us on their properties, to Jay Jung and Larry Tittle for grilling, and Vickie Harper for making all those wonderful desserts. We're also grateful to our Social Committee, Board members, and neighbors who helped plan the picnic, gather door prizes, set up, and clean up: Pam Tittle, Vickie Harper, John Rudzinski, Robbi Arenson, Rose Marie Frank, Carol Barlau, Larry Roberts, Mark Dale, Blaine Halvorson, and John Ziegelmeyer. Events like this happen because neighbors volunteer their time and put in the work so the rest of us can come together and enjoy the day. We appreciate all they did to make the picnic possible!

Happy Hour (10/7) – Join Westmont residents for a relaxed evening of conversation, laughter, and community. Whether you are new to the neighborhood or a familiar face, it is the perfect opportunity to unwind and connect.

When: Wednesday, Oct 7, 2026

Time: 4:00 PM – 7:00 PM

Where: 810 Entertainment, 13500 Nall Avenue, Overland Park (Previously Pinstripes, now under new ownership)

Happy Hour Specials

- Food selections from \$8–\$10, including \$8 Wing Wednesday
- Drink selections from \$4–\$8, including Wine-Down Wednesday \$5 per glass or \$15 per bottle

Come for the specials and stay for the company. Bring a neighbor, make a friend, and be part of what makes Westmont such a great community!

Halloween Pet Parade (10/31) – Join us for a neighborhood Halloween Pet Parade on **Saturday, Oct 31, 2026!** We'll meet at the corner of 121st Street and Hemlock at 5:30 PM and walk clockwise together around the neighborhood half-mile loop. Costumes encouraged — for both people and pets!

If you'd rather watch, come out to your driveway between 5:30 PM – 6:15 PM to cheer us on as we pass by. Treats for **pet and people** are always welcome! Let's make it a spooky, tail-wagging good time!

Westmont Bridge Club – Meets the second Tuesday of the month from 1 to 4 PM. Next meeting will be Oct 13 at Brenda Flagler's home. If you'd like to play a friendly game of bridge, call Brenda at 913-221-8335 for details.

New Neighbors – Welcome to our new neighbors

- 8303 West 121st Street – Dennis and Kristi Flax
- 8323 West 120th Terrace – Austin Switzer

THIS AND THAT – Carol Barlau

Annual Blessing of the Animals – On Sunday, Oct 4, at 4:00 PM, bring your animal companions to the lawn of St. Thomas the Apostle Episcopal Church, 12251 Antioch Road, Overland Park, for a brief service celebrating the animals that bring us so much joy. The gathering falls on the feast day of St. Francis of Assisi, the patron saint of animals, whose love for all creatures inspired the tradition of blessing them. Each animal will be blessed by a member of the clergy and receive a special medal. Animals of all faiths, denominations, breeds, and sizes are welcome! ☺

Overland Park Recycling Extravaganza – Clear out hard-to-recycle items and give usable goods a new home. This event is open to everyone, with no residency requirement.

When: Saturday, Oct 17, 2026 | 9 AM to 2 PM

Where: Shamrock Trading Corporation, 9325 Metcalf Avenue, Overland Park

Donations include clothing, furniture, books, bikes, building materials, eyeglasses, hearing aids, and craft supplies; items must be in good condition. You can also bring electronics, cell phones, medications, tires (up to eight per visitor), and documents for shredding. Admission is free, but TV recycling costs \$20 per TV; a \$5 donation per box of shredding is suggested.

For a full list of accepted items, visit the website: <https://www.opkansas.gov/recycling-extravaganza>

Remember to Vote – The midterm election is Tuesday, Nov 3, 2026. Things to do before you vote:

- Check your voter registration and make sure it is valid and your address is current. The Kansas deadline to register or update your address is Oct 13.
- View your sample ballot so you know who and what's on it before you vote.

You can do both at jocoelection.org/voterview.

In-person early voting runs from Oct 17 through noon on Nov 2, with twelve locations available in Johnson County. For locations and hours, visit jocoelection.org/voting-election-info/advance-voting.

If you vote on Election Day, Westmont residents should vote at Tomahawk Ridge Community Center, 11902 Lowell Avenue, Overland Park. You may see me there—I'll be working at that location on Election Day! Please make a plan to vote. Every voice matters.

BOARD MEETING

The monthly meetings of the Board are held on the third Monday of the month beginning at 6:30 PM at St Thomas Episcopal Church, 12251 Antioch Road in Parish Hall 1. The next board meeting will be Oct 19, 2026.