

Westmont News – May 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

Westmont Garage Sale – About 8 to 10 residents took part in the garage sale on April 11-13. We were blessed with great weather. Many more took advantage of the City Thrift pickup on Monday. If you were not able to participate in the spring garage sale, you will have another opportunity in the **fall – September 12-14**.

Westmont Happy Hour – Thanks to everyone who joined us for the happy hour on April 24. It was wonderful to see so many neighbors come together and enjoy each other's company. The weather was perfect and we had about 45 people there. Events like these are crucial for fostering a sense of community within our HOA and strengthen the bonds that make our neighborhood a special place to live. Cheers to events like these!

Sprinkler Activation – After our spring rains when we head into summer, we will need to water our lawns to keep them looking good. Sprinkler activation is the responsibility of the homeowner. There are several companies that provide this service so talk to your neighbors and find out who they use. The cost might be anywhere from \$50 to \$100 depending on how many zones you have.

VICE-PRESIDENT'S REPORT – Larry Tittle

Driveways – We are aware of many driveways in need of replacement or repair and I am in the process of contacting and/or following up with homeowners for some recommendations. Many of the driveways could just use a good power washing to approve the overall appearance.

As I have mentioned in the past, it's a good time to get those ARC forms approved for spring/summer projects or maintenance. 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

The March financial reporting has been reviewed and our March revenues and expenses were in order.

This month we have three delinquencies. One homeowner is one month in arrears. I am optimistic this will be corrected before the month end. We have one homeowner who is two months in arrears, and includes late fees and penalties. I have prepared and sent a letter reminding the homeowner to bring their account to currency, including their late fees and interest. And finally, we have one homeowner who is three or more months in arrears. I have referred this homeowner to the HA-KC for communication and processing.

These incidents are unfortunate and can be avoided. Please consider enrolling in the HA-KC's automated bank service to simplify your monthly dues process. Through this program, monthly payments are automatically deducted from your bank account each month. I encourage you to contact Doug Luther at the Homes Association of Kansas City at (913) 385-2240 or dluther@ha-kc.org to enroll today. The program is free and there are no monthly service charges or fees.

LAWN AND GROUNDS REPORT – John Rudzinski

Precision Lawn Activities for May – Not too much going on except our regular weekly mowing on Thursdays, weather permitting. The alternate day for mowing will be Fridays. Here are a few reminders: 1) Set your sprinklers to not water on Thursdays or Fridays, 2) Remember to unlock your backyard gate if you want that part of your yard mowed, 3) Pick up the branches and sticks on your lawn and cut and bundle them for the Waste Management pickup on Friday, and 4) Pick up after your dog in your backyards.

Precision Lawn is scheduled to do two chemical applications the latter part of April that could move to May due to weather. One is a broadleaf weed spray that will hopefully get rid of all of the “chickweed” and the other is a pre-emergent and fertilizer. Watch for a Directory Spot email and/or a mailbox flyer for additional information.

LANDSCAPE COMMITTEE – Sharon Kralicek

Get Ready For Some Color – Sharon and the landscape committee have been working on plans to spruce up the Westmont perimeter and entrances with native grasses and flowers. We have contracted Lawn & Landscape Solutions to: 1) add ornamental grass and coneflowers to the 119th Street island and entrance, 2) replace a spruce tree and add ornamental grass and coneflowers to the Antioch & 119th Street corner, and 3) replace a hydrangea and liriopie at the Antioch entrance. Planting will take place on April 29, weather permitting.

Thank you to Sharon and the landscape committee for their hard work on the planning and to Larry Tittle and Sheldon Bicknell who removed the dying shrubs and trees along the perimeters and corner saving Westmont some money and giving it a nice clean look. We will reassess the space in the fall to see if we will plant something in these areas.

SOCIAL DIRECTOR’S REPORT – Ray Hawk

Neighborhood Meet & Greet Walkabout – Due to the popularity in last year’s walkabout, we are planning another one on Saturday, May 11. This is how it works...first, half the people walk around the neighborhood and meet and greet the other half who will be sitting in their driveways. Then we switch and the people who were sitting will walk and meet and greet the other half who are now sitting in their driveways. If walking is not your thing, that’s ok. The most important part is meeting your neighbors, so just sit out in your driveway and wait for your neighbors to walk by. More information will be forthcoming via Directory Spot and Mailbox Flyers. Plan to participate and don’t miss this opportunity to meet your neighbors and get your steps!

Social Clubs – Now 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, game night, 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.

THIS AND THAT – Carol Barlau

Westmont Backyard and Garden Tour – The social committee is considering hosting a backyard and garden tour the latter part of June, providing there is enough interest in homeowners willing to participate. If you would like to be part of the tour and “show off” your backyard or garden to other Westmont residents, please contact me at 913-219-8008. I’ll put together a schedule of homes and the committee will pick a date. This tour is a chance to step into your neighbor’s backyard and discover ideas, inspiration and enjoyment.

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. Send a brief 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 always 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 Parrish Hall 1. The next meeting is scheduled for Monday, May 20th, 2024.