

What's Up? Westmont Newsletter, November 2011

Annual Meeting positive/productive, board has 4 new members

Over 60 attended Westmont's Annual Meeting on Tuesday evening, Oct. 18, at Bacchanalia Restaurant.

To begin the 45-minute formal meeting new residents were introduced and gift certificates presented to Loretta Rhodus, Brenen Frye and Skip Stogsdill who're leaving the board after serving their two years.

Shirley Knese handled election of new board members by introducing Barb Kolom and Pam Tittle who'd agreed to run earlier. Barb's lived in Westmont 15 years and is a speech and language therapist who operates a private practice called Positioned to Learn. Pam moved to Westmont in 1990, has worked in the corrugated box industry 40 years and served previously on the board.

Nominated from the floor were: Mike Perry, who's been in real estate 27 years and moved to Westmont a year ago; and Brenda Flagler, long-time resident who also served on the board before and most recently has hosted monthly coffees and teas. All four individuals were unanimously elected and will join Shirley, Kris Johnson and Tony Fink. All positions will be decided by the new board at their January meeting with the new members joining the current board at its November and December meetings.

Kris Johnson, who's worked tirelessly serving as secretary and also as treasurer the past several months, reported that finances are in solid shape. Everyone in attendance was given a detailed budget with Kris underscoring that our HOA's finances are healthy with over \$90,000 in reserves. "Even though year to date expenses are running \$791 in the red due to last winter's extra snow plowing, increased water costs last summer and multiple sprinkler/electrical repairs, we're hoping to minimize any additional costs."

Groundskeeper Tony Fink recounted Summit's improvements compared to a year ago and stressed to call him with any problems, not Summit. "I thank my wife Mary for all her support." Brenen thanked Tony and his assistant Ken Knese for their dedicated efforts "as this is undoubtedly the toughest and most thankless job of any board position."

Included in the materials given to attendees was a copy of the "3 Strike Rule" which takes effect in 2012. **Please read and keep handy the copy inserted in this newsletter.** Shirley Knese, who also heads up Property Values, took a few minutes to explain the Inspection Report that each Westmont homeowner will be given after the board checks out all 166 properties next spring.

Conditions/Comments on the report will be noted for these property items: driveway, sidewalks, fence, deck, patio, wood rot, siding/trim, windows/doors, garage door, roof, gutters, downspouts, plantings/landscape, lawn condition, trees, run-off, pests/rodents and other. "We're not out to be hardnosed," Shirley stressed, "but to identify those items that need fixing to keep our neighborhood's appearance and value at a high level."

The last 10 minutes of the meeting included these edited exchanges:

>Rodica Greenberg asked who decides what projects are done each year and expressed concern over the 3 Strike Rule, saying she came to the U.S. from a Communist country and feels Westmonters are able to police themselves. "The board discusses projects they feel benefit all of Westmont," responded Shirley, "such as the new fencing and landscaping, and the electrical issues at our entrances. Our recommendations are then published in the monthly newsletter with all residents invited to offer their input."

>"I share your concern about the 3 Strike Rule," said Brenen, "but we've had several issues this past year that prompted creating it so that we can support the City of Overland Park's property maintenance guidelines and ensure Westmont remains in good shape."

Continued on backside (plus info on roof repair possibly covered by your insurance carrier)

>Joe Levy thanked the board for their hard work this past year and his spouse Bobbi added, "I started the big fuss about the lawn service at last year's meeting and want to acknowledge Tony and Ken for all their help in rectifying the issues many of us had." Lorraine Anderson also commented that the lawn service had improved from last year.

>Carol Cassidy: "I'm now renting the house I built in Westmont nearly 30 years ago and was one of the first in this subdivision. I'm thrilled to be back and grateful for all those at tonight's meeting for their dedication and caring to help make ours one of the best neighborhoods in Kansas City."

Winners of the drawing for a free month of dues: Barb Kolom, Tonya Liebold, Marilyn Petr.

Unwelcome dog droppings can ruin lawns/relationships

Sometimes the offender who doesn't pick up after their pooch is someone from outside Westmont. But not always. One beleaguered Westmonter who had her yard ruined this summer by an inconsiderate neighbor recently took photos and sent them to the City of Overland Park. While a fine hasn't been issued yet, keep this option in mind if you're a victim. Thanks to the majority of you who faithfully pick up. If you're in the minority, be forewarned and please see to it that your dog does its business where it should.

Need roof repair?

"Last April's hailstorm caused lots of roof damage in Johnson County," reports Shirley Knese. "Several homes in the subdivision just south of us have had their roofs replaced in recent weeks that their insurance covered, plus a few Westmont homes on Mackey. Aspen Contracting Inc. offers residents a free estimate if they think their roof may have suffered hail damage. If so, the homeowner must then check with their insurance company to see if they concur and agree to cover it. Aspen does roof work but there's no obligation to use them. Mike Davis at 913-481-5898 is the contact some of us have used. Or call Aspen at 877-784-7663."

Social Stuff (note that Lois Long and Glenyce Botten have switched months for hosting Tea at Three)

► *Tea at Three*—**Nov. 8**, Lois Long, 8420 W.119th Terr., 649-3865. **Dec. 13**, Brenda Flagler. **Jan. 10**, Rodica Greenberg, 12037 Hemlock, 766-1414. **Feb. 14**, Maya Eltsin, 12009 Mackey, 498-1246. **March 13**, Glenyce Botten, 12102 Hemlock, 345-1836. **April 10**, Brenda Flagler, 8335 W.120th Street, 498-1617.

► *Bunko*—2nd Wednesday each month at 7pm. Ginger Burns (gburns001@everestkc.net or 491-1353)

► *Book Club*—Will **not** be meeting until further notice per coordinator Paula Lewis.

\$For Sale\$

Computer Armoire, pine wood, original value approx. \$250, asking \$75. To see or for additional information, contact Brenda Flagler at 498-1617.

Have a news or For Sale item for the December newsletter? Send to
Skip.Stogsdill@gmail.com by Friday, Nov. 11.

Got a Westmont problem or solution? *Contact these volunteer board members*

► **Brenen Frye**, President (316-250-1066; brenen@kc.rr.com) ► **Shirley Knese**, Vice President, Property Values 913-485-8689; shirleyknese@aol.com) ► **Kris Johnson**, Secretary, Treasurer Pro Tem (913-345-9098; k156j@yahoo.com) ► **Tony Fink**, Grounds Director (913-961-0913; afink@kc.rr.com) and **Ken Knese** (913-481-1123) ► **Loretta Rhodus**, Social Activities (913-498-1698; rettarhod@att.net) ► **Skip Stogsdill**, Communications (913-387-4136; skip.stogsdill@gmail.com).