

# *What's Up Westmont?*

## May 2015 Newsletter

### **GROUNDS COMMITTEE:**

**Lawn Sprinkler Activation:** We had about 50 people sign up and take advantage of the special negotiated group price of \$45 to turn on the sprinkler system. A representative from Green Head Turf Systems should have contacted you to set up day and time for the activation. If you have not heard from them, contact Ken Knese via email ([kenknese@aol.com](mailto:kenknese@aol.com)) or phone (913-481-1123).

**Fertilizer and Pre-emergent:** Weather permitting, Green Head Turf Systems will apply the second application of fertilizer and pre-emergent to our lawns in May. Watch the neighborhood message boxes for specific dates and instructions on what can be done following the application.

**Grass Cutting:** Grass cutting will take place on Thursdays each week, weather permitting. Please be sure to keep your gates unlocked so the crew can cut the lawn in your back yards. Remember...please do not run your sprinklers on grass cutting day. If it rains on Thursday, grass cutting will take place on the next appropriate day.

**Yard Waste:** On trash pickup day, up to 8 bags of yard waste can be put out to be picked up for the months January through September and 10 bags for October through December. Yard waste must be placed in biodegradable bags. Branches and stick waste must be in tied bundles no more than 36 inches in length.

**Weeds/Unsightly Area Cleanup:** Weed killer has been applied to control weeds; however, no broad-leaf weed control can reach all weeds. If following this application you see weeds and would like to eradicate them, apply your weed killer to kill them. Also, to prevent damage to your plants, this application was not done in flower beds, driveway beds, or other cracks and edges. In these areas, the homeowner will need to apply a weed killer to control weeds.

**Miscellaneous Ground Care:** If you have an "unsightly area" that can't grow grass or a flower bed that is out of control and you don't know what to do or how to handle it, contact Ken Knese at 913-481-1123. Ken will happily provide suggestions or assist in any way he can.

### **ANNUAL GARAGE SALE:**

Thanks to all who participated in our annual spring garage sale! Despite the periodic weather challenges, I think it was a success. We are thinking about having a fall garage sale. If you have feedback or ideas to improve this event, please contact Don Roth @ 913-661-0036, email: [donroth@sbcglobal.net](mailto:donroth@sbcglobal.net).

### **PROPERTY VALUES:**

**Inspections:** As we mentioned in last month's newsletter, it's time for the Westmont Homeowner's Board to conduct the 2015 property value inspections. The purpose of these inspections is to ensure compliance with the regulations set forth by our Home Owner Restrictions and to ensure the exterior condition of our homes are well maintained and contributes to increasing the value of our homes, and indirectly, to the value of our neighbor's homes. Westmont is a great neighborhood with many, many homeowners who are passionate when it comes to the beauty and care of their homes. These inspections are not a replacement for your own ongoing, self-inspections; rather they are just another way to help maintain a strong curb appeal of our homes and the beauty of our neighborhood.

This year we will have several teams of volunteers assisting with the inspections and looking for possible areas of improvement. These inspections will require a review of the entire structure, i.e., front to back and side to side. This may include inside fenced privacy areas. The teams will be looking at the condition of the fencing, guttering, decks and patios, exterior siding and paint, windows and trim, roofing, landscaping, plantings and driveways.

Inspections will be conducted between Saturday, May 9<sup>th</sup> and Saturday, May 23<sup>rd</sup>, 2015. Following the inspections, the Board will provide you with a written inspection report, advising you of the findings and to assist you in planning your repairs.

If you have any questions regarding the upcoming inspection, please contact Hans Johansson at 913-451-4972 or Mike Perry at 816-210-4455.

**Restrictions:** It's that time of year when we start planning remodeling and maintenance activities. Be sure to check the Westmont Exterior Materials and Colors guide for information on materials and colors for exterior walls, roofs and decks. And, as a reminder, before starting any exterior construction, reconstruction, maintenance or remodeling, homeowners need to obtain written approval from the Westmont Board of Directors prior to beginning work by submitting an Architectural Review Committee Application (ARC) to the Board between the 1<sup>st</sup> and 15<sup>th</sup> of the month. ARC applications can be sent USPS, e-mail, or hand-delivered to the Board President or Vice-president. The Board will review and respond in writing by the last day of the month in which the ARC application was submitted. Both the Materials and Colors guide and the ARC form are available for download from the Westmont Website on the Homes Association of Kansas City website: [www.ha-kc.org](http://www.ha-kc.org).

## **OUR NEIGHBORS:**

**Welcome to Our New Neighbors: We're happy you chose Westmont!**

- John Griffith, 11921 Hemlock

## **SOCIAL NEWS**

**Tea at Three:** (Second Tuesday each month) – For additional information, contact Brenda Flagler at 913-498-1617 (April through December) and Peg Levitt at 913-491-2966 (Jan through March).

**Bunko:** (Second Wednesday each month) – For additional information, contact Ginger Burns at 913-491-1353.

**Bridge:** (Last Wednesday each month) – For additional information, contact Margaret Dack at 913-345-2610.

## **OTHER INFORMATION**

**May 2015 Westmont Board Meeting:** Monday, May 18<sup>th</sup> at 6:30 pm, St. Thomas the Apostle Episcopal Church, 12251 Antioch, Overland Park, KS 66213.

**Homes Association of Kansas City:** HAKC maintains the Westmont website. The website can be found at: [www.ha-kc.org](http://www.ha-kc.org), search for Westmont. The website gives you access to:

- Westmont newsletters, Board meeting minutes, and general information about the Board and Westmont Homes Association
- Bylaws and Restrictions
- Westmont exterior materials and color guide
- ARC Application for exterior home changes

**Do you have a Westmont suggestion or concern? Contact our Board members 8am-5pm.**

- ▶ **President** – Mike Perry, 816-210-4455, [mkpkc@yahoo.com](mailto:mkpkc@yahoo.com)
- ▶ **Vice President /Property Values** – Hans Johansson, 913-451-4972, [hans.ingemar.johansson@gmail.com](mailto:hans.ingemar.johansson@gmail.com)
- ▶ **Secretary** – Audrey Smith, 913-787-7816, [ahs432@aol.com](mailto:ahs432@aol.com)
- ▶ **Treasurer** – Don Niemackl, 913-451-3985, [deniemackl@sbcglobal.net](mailto:deniemackl@sbcglobal.net)
- ▶ **Grounds Chairman** – Ken Knese, 913-481-1123, [kenknese@aol.com](mailto:kenknese@aol.com)
- ▶ **Social Chair** – Don Roth, 913-661-0036, [donroth@sbcglobal.net](mailto:donroth@sbcglobal.net)
- ▶ **Newsletter Editor** – Carol Barlau, 913-491-1449, [sunnydaz232323@yahoo.com](mailto:sunnydaz232323@yahoo.com)