

What's Up Westmont?

February 2016 Newsletter

"...Baby it's Cold Outside" – With the Christmas duet of Rod Stewart and Dolly Parton still singing in my head, it's reminding me that yes indeed, it is cold outside. I would like to share some tips to make life a little more comfortable this winter.

- Ceiling Fan – To get the most out of your ceiling fan this winter, be sure to run it clockwise to circulate warm air. In the (late) spring, reverse the direction to counter clockwise.
- Ice on the Windshield – Get an old spray bottle and fill it with 2 parts vinegar / 1 part water. The mixture will begin melting the ice away moments after spraying it on.
- Outdoor Water Faucet – While most outdoor faucets are "freeze proof", even the sturdiest pipe can fall victim to "Old Man Winter." Some Do-It-Yourself sites recommend a thorough spraying of WD-40 on the faucet and exterior pipe joints.
- Frozen Lock on your Car – Here's another use for WD-40. Spray the lock and viola' or should I say – "open sesame" and your door should open hassle free.
- Snow Shoveling – Spray a little cooking spray on your shovel and heavy snow and slushy ice will slide right off and take a load off your back. It may be the next best thing to having the neighbor kid shovel for you.
- Draft under the Door – Roll up a mat, a rug, or even several pair of stuffed knee-hi socks and put them under the doorway to seal out cold air leaks.
- And finally...Don't forget about your Pet – Check their paws for cracking or bleeding. Avoid walking on ice where a slip can result in a twisted limb, or treated walks where chemicals may harm their paws. Be sure to wipe their paws when you get in. And lastly, don't leave them out in the cold too long.

TREASURER REPORT:

The Association ended the year on a positive fiscal note. Despite some ups and downs in our operating budget, overall there were a number of areas that contributed to the savings including; lower snow removal costs, lower than expected special project costs, i.e. monument signs, and an assortment of areas with lesser amounts all contributing to a net savings of \$25,991,22. High-level fiscal year breakdown is as follows:

Annual Association Revenue	\$139,797.45
Annual Association Expenses	\$113,808.23

Ending the year with this savings will contribute to our total reserves and bring us closer to our goal of a "Balance Sheet Total" equal to one year's association dues. Those dollars, as you know, are used as an emergency fund for unexpected expenses.

The Board wants to thank all the homeowners of Westmont for their continued support by keeping dues payments current. We look forward to another very good year and keeping Westmont an attractive place to live.

GROUNDS COMMITTEE:

Rainbow Rabbit: We have a lot of activity in the neighborhood with Google Fiber doing installations. They will be placing a box at every other property. Although they have been trying to work around the underground sprinkler systems, if any are damaged, they will be repaired in spring when the systems are turned on, along with placing sod on any bare spots caused by their work.

Driveway Markers: With each falling of snow and the need for snow removal services, residents are encouraged to purchase/install reflective markers. The markers alert the snow removal crews of the locations of the driveway dividers and significantly reduces the risk of damage to plantings. Find the reflectors at hardware stores and big-box stores.

Snow Removal: Snow removal will occur when snow is above two inches. Your driveway, front sidewalk, and neighborhood sidewalks will be cleared. Spectrum will begin clearing snow when, according to weather reports, the snow storm is predicted to end. Amounts less than two inches should be cleared by the homeowner.

When our snow crew is here to clean your driveway, please have your vehicles in the garage or along the curb. If you have vehicles in your driveway, it can't be cleared of snow.

When city snow plows are in our neighborhood, try to have your vehicles off the street. OP states: "Crews do their best to clear residential streets as quickly as possible. Their job is made easier when there are fewer vehicles parked on a street..." Vehicles "slow the operation and delay getting the streets cleaned." A web-based snow map to monitor plowing progress is available through the city's web page at opkansas.org.

Planting New Grass Seed: If you plan to plant new grass seed or install sod this spring, be sure to mark this area so the grounds crew does not apply a pre-emergent with the early spring lawn treatment. A pre-emergent prevents the germination of seeds, which is good for weeds, but bad for grass. Pre-emergent is normally applied late March or the first part of April, depending on the weather. Watch for the postings near the mailboxes.

PROPERTY VALUES

It's never too early to start planning for your spring landscape and improvements. We know that budgets can't permit everything, so create a master plan and then prioritize. Consider the following:

- **Draw a Map** – A map of the yard will give you a visual picture to work with.
- **Native Trees and Plants** – There are many benefits of "going native". It adds to the available habitat for wildlife, native plants generally lower maintenance, and it helps save our natural heritage for future generations.
- **Perennials** – These plants return annually without replanting, saving money and labor. Their downside is that they often offer less vivid color than annuals offer. Consider including a few annuals to add a "pop" of color.
- **Sun or Shade** – Pay attention to sunshine requirements and/or sun tolerance when choosing plantings.

A well-designed landscape will add value to your home and increase the curb appeal. You may also find your backyard to be a compelling destination in its own right, as the ultimate "stay-cation" space.

NEIGHBORS:

No new neighbors this month.

SOCIAL NEWS

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

February 2016 Westmont Board Meeting: Monday, February 15th at 6:30 pm, at St Thomas the Apostle Episcopal Church, 12251 Antioch, Overland Park, KS 66213. These meetings are open to all residents.

Homes Association of Kansas City: The Homeowners Association of Kansas City (HAKC) maintains the Westmont website. The website can be found at: www.ha-kc.org, search for Westmont, to access:

- 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 you want to share? Topic ideas for the newsletter?

Contact our Board members between 8am-5pm.

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