

WESTMONT NEWS

Westmont Homes Association

June, 2008

Garage Sale Successful

Approximately 25+ Westmont residents participated in this year's annually garage sale. The weather was great and the traffic of buyers was good. A collection truck for Home House picked up the items not sold in the garage sale that were put on the curb Monday, so Westmont was able to help themselves and also mothers and young children in need. Thanks to everyone who participated.

No Dues Increase this Year, However...

The Westmont Board of Directors has spent considerable time the past few months discussing and preparing the budget for the 2008 operating year. Our current dues of \$52.00 a month will not be increased this year. However, we want you to know that the cost of garbage collection has gone up significantly (almost double for each home) and we expect our lawn care expense to also increase due to the increased cost of gas. The Board will carefully review the budget again next year. We anticipate a monthly dues increase will be necessary next year. We will keep you informed.

Where did I put those clubs?

Over 50 percent of home burglars enter through the garage. An equal percentage of home burglaries occur during daylight hours. During this summer months, trusting homeowners often roll out eh welcome mat for crooks by leaving their garage doors open while they're working in the yard or pulling a wagon around the block. In recent months, police on both sides of the State Line have noticed a pattern of midday burglaries where the thief enters the garage, grabs expensive tools, bicycles or golf clubs and is gone in seconds.

Concrete Replacement

The final bid is expected by May 25th. Results of the bid process will follow shortly thereafter. Sandy Goodwin will notify homeowners of bid results by month end.

Helpful Hints for Oil Spots

Some driveways have oil deposits on them. An easy do it yourself fix is to sprinkle oil absorbent granules (or cat litter) on the spot and grind it in with your feet. The dust/fine particles get into the concrete better than larger absorbent "beads."

New Neighbor We are pleased to welcome our new neighbor to Westmont.

Tanya Leibold 8317 W 120th Terrace

Prospective Tree- Planters

If you are planning on planting a new tree visit the Johnson County Extension Master Gardner website at www.oznet.ksu.edu and download its list of recommended trees for our area. Or call the hotline at 913-715-7050 to discuss specific concerns.

Secretary Opening

The Westmont Board looking for a new secretary. If anyone is interested in volunteering for this position please contact Tom Armstrong (913-451-4699) or Sandy Goodwin at (913-345-2680).

119th Street Project/ Fencing

The street lighting will be out while 119th is under-construction. We would like to say thank you to the neighbors who continue to work together to leave their porch lights on so residents taking a evening walk can see their way.

Depending on the completion of construction of 119th street we hope to have started on our new fence by the end of June. The whole project is estimated to be completed by November again depending on the completion of 119th street.

Please Drive carefully.

June Lawn Services

June scheduled lawn services: Ornamental tree and shrub insecticide application and Mowing as needed by Aspen Lawn and Landscape. If you have questions regarding lawn care please contact Bill Framel (913-322-4605)

Social Activities

If you are new to Westmont or find that you have more time available to be interested in neighborhood activities, know that everyone is welcome. The following is a list of our groups:

Book Club – meets on the 2nd Friday monthly at 1:00p.m Contact Paula Lewis if interested (913-469-6766).

Bunko – meets the 2nd Wednesday every month at 7:00 p.m. Call Ginger Burns at (913-491-1353) if interested.

Coffees – meets at 9:00 a.m. at Scooter's (Antioch and College) every 2nd Tuesday monthly – upcoming dates: June 10th, July 8th, August 12th, September 9th, October 14th, November 11th, and the December 9th coffee with be held at Brenda Flagler's home. Just come and join us, no reservations required.

Girl's Night Out – Dates and 'Happy Hour' locations are selected monthly. Please contact Ginger Burns at (913-491-1353) for information.

Westmont Homes Association

Budget Summary for Homeowners

The board has completed the income and expense budget for the period from March 1, 2008 to February 28, 2009. The budget summaries are included in this report. In preparing the budget we have encountered several issues and have made decisions based on those issues. Rather than a long narrative we are presenting a description of the process and results in bullet format. Hopefully this presentation format will provide each Owner with the key information. Detailed information is always available.

Budget Process

- The goal was to continue providing the same level of services as mandated in our by-laws and as provided in the past.
- This year's budget is based on actual expenses from last year. Considerable time was spent last year in developing a good system to identify and track costs. Information from previous years was not available or not in a useable form.
- Each line item in the budget was based on identified costs or from 2007 information.

Income Budget

- The budgeted income is based on our current revenue from dues plus interest earned from our investments.
- An allowance of \$2,000 for bad debts has been included in the budget. We have had two foreclosures and bankruptcies in the last two years and are concerned that the pattern could continue based on the current housing situation.
- We will also generate income via reimbursement from Overland Park for the 119th Street Project new fence and related work. The amount received will nearly offset the costs for new fencing and related work.

Expense Budget

- An increase in expenses has occurred:
 - Deffenbaugh has increased their rates by 50 percent due to fuel costs.
 - We have contemplated adding additional services such as the extra fall clean-up.
 - Increased costs are being identified due to overall cost increases. For instance the cost of utilities will rise.
 - Our contract with Aspen has built in escalation from year to year.
 - Our recent history of diligent cost monitoring has given us the best basis for predicting future costs.

Results of the Budgeting Process

As shown on the Budget Summary Sheet, the Expenses we budgeted exceed the Budgeted Income by about \$11,000. The amount required to fund our ongoing operations is still \$9,000 under our dues and interest.

Budget Item	Individual Costs	Cost Total	Notes
Income			
Dues Collection	\$ 103,584		
Allowance for Bad Debt	\$ (2,000)		
Interest	\$ 1,900		
Overland Park Reimbursement	\$ 25,650		
Total Budgeted Income		\$ 129,134	
Expenses			
HACCD Costs		\$ 14,750	
Board Expenses & Bank Charges		\$ 1,455	
Grounds Care			
Normal Lawn Service	\$ 59,166		
Additional Fall Clean-up	\$ 3,800		Added to Services this year
Snow Removal	\$ 8,034		
Total Grounds Care		\$ 71,000	
Insurance		\$ 425	
Professional Services		\$ 3,300	
Special Projects			
119th Street Fencing	\$ 17,000		\$5,000 downpayment made in FY 2007
119th Street Electrical	\$ 3,500		
Additional Fencing at Entrance	\$ 1,000		
Plantings at Fencing	\$ 2,000		
Web Site Development	\$ 500		
Total Special Projects		\$ 24,000	
Social Activities		\$ 1,000	
Taxes		\$ 1,473	
Utilities (Including Trash Pick-up)		\$ 22,912	
Total Budgeted Expenses		\$ 140,315	
Budget Shortfall		\$ (11,181)	

Board Actions

Dues will not be increased this year. If expenses exceed income, we will fund the overage from Reserves. We anticipate this will be a one time action. We will monitor our costs to determine what increase, if any, is needed next year.

- We have modified the annual meeting dinner which was previously funded entirely by the Association. The dinner will still occur but residents will be asked to contribute a small amount to offset the costs.
- The extra fall clean-up will remain.
- The fall aeration and seeding has been put on hold.
- The pin oak treatment has been put on hold pending study.
- With the robust equity we have built up over several years, the proper disposition of the equity has been discussed. The board understands the issue of raising dues while there is a substantial reserve. The following chart outlines our position on our reserves.

Equity at the end of FY 2007	\$108,769
• Emergency Reserve (Traditionally 1 to 3 months of dues, we have allowed 3 months)	\$26,000
• Reserve for Antioch Fencing (We intend to extend the new privacy fence south of the 120 th Street entrance. That cost will not be reimbursed by the city)	\$15,000
• Potential 2008 Budget Shortfall	<u>\$11,200</u>
Reserve eligible for discretionary spending	\$56,569

If we choose to proceed with the fall aeration and seeding, that cost will be spent from the equity reserves. Other projects that can benefit the majority of Owners will be discussed and implemented if deemed appropriate. There are no plans to spend the entire eligible reserve in this fiscal year. Future boards will face other needs and there should be monies available to them for those needs.

We have been blessed with these reserves due to several reasons. First, snow removal has been minor for the last several years. More importantly, a past board undertook direct negotiations for lawn services (previously done by HACCD). We were able to negotiate significant reductions in our lawn care costs due to those actions. **Consequently we have not had a dues increase since the year 2000.**

One of the attractive features of our association is the low dues structure while maintaining an attractive neighborhood. The board recognizes that benefit but also recognizes that the Owner's may desire more comprehensive services (more snow removal for instance). We intend to try and balance these two dynamics over the next year. Owner input will be sought and our actions will be based on that information.