

STRATFORD HOMES ASSOCIATION NEWSLETTER FALL 2005

Hi!

I'm Gwen Caranchini, one of the new board members. Part of my new duties is to prepare a newsletter. I hope you find it informative. Please send me feedback by email or telephone as to information you would like incorporated into the newsletter such as upcoming block parties, or block parties that have occurred or items of interest to our homes association. Our newsletter is reviewed by our entire Board before being sent out to homeowners.

Our newsletters will be going out about three times a year after each Board Meeting. They will be distributed to our homeowners by the block captains. If you wish another copy sent by email, please email me at gwencaranchini@sbcglobal.net and I will send it to you. Also, if you would prefer receiving the newsletter by email in the future, please email me and I will send it by email to you when it is published.

Don't forget to use your Stratford Home Owners Association Directory which was just recently updated after several years. If you are not in the Directory and wish to be added to the next directory and/or wish your information published in our newsletter, please email me. I will put it in the newsletter if requested and pass it on to our new member committee.

Finally see the minutes of our Board Meetings at our website at:

ISLAND IMPROVEMENTS

Thanks to the generous donations of Stratford Gardens residents, the islands and common areas are being repaired, maintained and gradually updated. These are expensive projects and so the Home Association has increased the annual fee to help fund capital improvements.

We have a Master Plan but it necessarily remains fluid due to budget constraints. Our Wish List includes many costly projects: fountain and foundation repairs, damaged and dead tree replacement, installing sprinkler systems, upgraded signing and lighting. However, we have had several improvements to our area due to the generosity of our homeowners who the Board wishes to acknowledge:

59th STREET STONE WALL AND RELANDSCAPING: Look for masonry work to begin soon on the stone wall at 59th and State Line followed by fall planting. We are grateful to Barbara Iaquinto for collecting donations to move to Phase II of this project. We also wish to especially thank the homeowners on 59th Street who contributed over \$1200 in individual donations from the families on 59th Street to newly landscape this area. The Board voted at its most recent meeting to

contribute up to \$3,500 for reconstruction of the wall which will be taken from the money market fund. Bids are to be taken on this work.

WISHING WELL ISLAND: Thanks to Jim Akers for the bench and to Mary Martin and Carrie Larson for the wishing well plants and watering. Thanks also to Terri and Kerry Scanlon for watering the "wishing well" island on 61st Street."

ROSE ISLAND: Thank You to Anita Dixon for the roses and watering, Derrek Guegger for stump removal and Colleen Kennedy for the mulch.

FOUNTAIN ISLAND: Thank You to Ted Wiedeman for the plumbing parts and installation of the start up valve, Maggie Shine for lobbying the city to open the Ward Parkway valve, Laura Foley for anti-algae treatments and Bill Mendus for watering.

STATE LINE AT 62ND AND 63RD: Thank You to Andrew and Amy Glashow for the dogwoods.

Because so many residents have given money, time and talent, much has been accomplished with limited funds. Maintenance, repairs and future improvements depend heavily on your generosity. Please consider donating to the Island Improvements as a good investment in our homes and neighborhood. To make contributions contact:

Mary Martin 333-2649...MARYFMARTIN@YAHOO.COM

Jennifer King 523-6512.....RKING97@YAHOO.COM

LIGHTING ON WARD PARKWAY

Several board members as well as homeowners in our association as well as other associations adjacent to Ward Parkway attended a city hearing in June regarding the new proposed lighting on Ward Parkway. The aluminum poles will be replaced with more aesthetically pleasing light posts. Also new traffic lights will be installed which extend over the three lanes of Ward Parkway going both north and south. This is being done at City expense with monies received from the federal government. Although there were complaints about the aesthetics of such traffic lights in the area, the City indicated that federal studies have shown that such traffic management systems lower the rate of accidents at these intersections. We will keep you advised of what transpires.

HISTORIC LANDMARK DESIGNATION

The Board voted at the recent meeting to join with other Homes Associations abutting Ward Parkway from 55th to 75th to have Ward Parkway (from curb to curb) designated a Historic Landmark. This will probably take several years to accomplish. This **DOES NOT AFFECT HOMES ON EITHER SIDE OF WARD PARKWAY.**

WINTER SNOW REMOVAL

Our president is in the process of getting bids for winter snow removal.

SECURITY

We currently have coverage for four hours a day seven days a week in our area.

DUPLEXES SPELL CROWDED STREETS

Two streets in our homes association—West 61st Terrace and West 62nd Street, have several duplexes on them. These duplexes were constructed as duplexes when the homes in this particular area were built. Although new duplexes cannot be built in the area, existing duplexes may exist. At least one has been converted to a “one family home”. The remaining duplexes may be converted into one family homes if the owner desires and once changed, they cannot revert to duplexes.

There have been some complaints about traffic involving these duplexes. FYI up to five unrelated individuals can be considered a household under Kansas City law and each may have up to two vehicles. That means as many as 10 cars for each floor of a duplex is possible. This makes for VERY VERY crowded streets. If at all possible, we ask the residents of these duplexes to keep their cars to a minimum and try to park off the street. Also, please keep loud music to a minimum as it is a family neighborhood with small children. We encourage the owners of these duplexes to make these homes into single family homes which would be suitable for large families and thereby reduce traffic congestion. With the value of our homes going up, this is certainly a possibility. We also remind the families who surround these duplexes that these are “our neighbors” too, many of whom have lived in our neighborhood for numerous years. Please be considerate of their feelings as well.

HOMES ASSOCIATION DUES

Homes Association dues were sent out in June and we still have some unpaid dues. Please check to see whether you have paid your dues. If not, we would appreciate payment as our budget is based upon all homeowners paying their dues.

If you have lost your bill or have a billing inquiry, please contact Maggie Shine at 444-4264.

HOLIDAY PARTY

Mark your calendars for Thursday, December 8 for our annual holiday party. We are making inquiries currently of various locations for it. If you would like to make your home available for this annual get together, please contact: Colleen Kennedy at 822-7447 or Mary Martin at 333-2649. We will be sending fliers around in November with the location.

<u>Current Board and Committees</u>	<u>Tel.</u>	<u>Email</u>	
Steve Lyddon	President	444-1901	slyddon@kc.rr.com
Paul Mohr	Vice President	444-2869	paul.f.mohr@hud.gov
	Property		
Maggie Shine	Treasurer	444-4264	maggie@maggieshine.com
	Finance/Budget		
Beth Chu	Secretary	523-4133	pcandbmc@yahoo.com
Gwen Caranchini	Newsletter	361-4718	
	Complaints		gwenaranchini@sbcglobal.net
Derek Guemmer	Safety	523-4867	derek@dguemmer.com
Colleen Kennedy	Social	822-7447	KennedyKCMO@aol.com
John Larson	Property	523-8320	jel@evans-mullinix.com
Mary Martin	Island Maintenance	333-2649	maryfmartin@yahoo.com
	Social		
John Tso	Membership	333-7547	johntso@sbcglobal.net

Current Block Captains

Huntington	Joy Blake-Krug	1227/ 363-9268
Stratford	Beth Zobrist	1232/ 333-8573
59th Street	Barbara Iaquinto	1205/ 444-5809
60th Terrace	Colleen Kennedy	1215/ 822-7447
61 st Street	Mary Martin	1228/ 333-2649
61st Terrace	Laurie Moone	1287/ 363-1435
62 nd Street	Susan Bell	1211/ 444-5767
63 rd Street	John & Dee Franken	1227/ 822-4083
63rd Terrace	Adele Scielzo	1238/ 822-2112
64th Street	Colleen Kennedy	/ 822-7447
<u>State Line Block Captains</u>	<u>Ward Parkway Block Captains</u>	
5925 VACANT	5930 Zobrist	6200 Bell
6015 Kennedy	5940 Blake-Krug	6300 Franken
6025 Kennedy	6010 Kennedy	6330 Scielzo
6155 Moone	6020 Kennedy	6344 Scielzo
	6030 Martin	6400 VACANT
	6110 Martin	6124 Moone
	6120 Moone	6130 Moone
	6148 Bell	

New Members/Directory Changes

Please welcome the following new members to our homes association:

Michelle Busby	6155 State Line Rd
Vince & Kathy Johnson	1232 W 63 rd Ter.
John & Barbara Iaquinto	1205 West 59 th Street
Todd & Emily Voth	254 Huntington Road

Please note the following changes in the DirectoryPage ON-10, Keitges telephone: 523 5921 SGHA-12 "Griffin" should be "Giffin".

Please remember you can always access past newsletters, board minutes and association information at: www:haccd.org. Select "Missouri Associations", then "Stratford Gardens".