

**STRATFORD GARDENS HOMES ASSOCIATION
NEWSLETTER AND ELECTION NOTICE
SPRING 2006**

ITS SPRING! We have survived another winter and hopefully all our neighbors in Stratford Gardens Homes Association have had a good winter! Here's what's going on (and not!) around our Homes Association.

ATTACHMENTS:

Last year's Annual Minutes
Proposed 2006/2007 Budget

Budget for Year to date w/expenditures
Easter Egg Hunt Invitation

I. HOLIDAY PARTY

We had a lovely Holiday Party on December 8, 2005 at the home of Colleen Kennedy and Jim Akers who were kind enough to make their home available for the party. A good time was had by all. We also all got to see another lovely and unique home in our area which makes this area so very special. Thank you Colleen and Jim for making your home available to your neighbors and making our holiday party so special.

II. WINTER BOARD MEETING.

The Board met on March 8, 2006 at Gwen Caranchini's home. The remainder of the newsletter addresses the issues at our recent Board Meeting and upcoming events. They were discussed and are provided for your information and in preparation for our Annual Meeting when many of these issues will need to be voted upon by the membership. Board Minutes are available, as well as old board minutes, newsletters and association news at: www:haccd.org. Select "Missouri Associations", then "Stratford Gardens". (We are currently updating our information for our Homes Association on this website. We request your patience.)

III. APRIL EXECUTIVE MEETING

The Board will have an executive session on April 19, 2006 to discuss the applications for open positions and review by laws for the upcoming election at the Annual Meeting and to approve the election notice which will be distributed to all members advising the membership who is running (including a brief bio and stated reason for wanting to serve), whether there will be a need for mere confirmation of a four person slate of new board members (if there are only four applications for the open slots) or an actual vote for Board members if there are more than four applications for the four open slots. Ten day written notice will be given to all the membership prior to the Annual Meeting regarding the proposed election, and election rules.

IV. MARK YOUR CALENDARS FOR UPCOMING EVENTS:

A. SECOND ANNUAL EASTER EGG HUNT: Saturday, April 15, 2006, 4 p.m., 1235 West 61st Terrace

We will be having our Second Annual Easter Egg Hunt on Saturday, April 15, 2006 at 4 p.m (absent torrential downpour!). It is again being graciously hosted by Sandy Allen. Call Sandy at 361-8159 with any questions.

Please drop off one dozen filled, plastic eggs (per child) before 2:00pm at the Allen home. This way, when it is time for the hunt, the Easter Bunny will already have "hidden" them.

SEE ENCLOSED INVITATION WITH INFORMATION.

B. ANNUAL MEETING: Thursday, May 18th, 2006 at 7 p.m.

We are having the Annual Meeting this year at the **Social Hall in Country Club Christian Church** on May 18 at 7 p.m. You may enter the Social Hall from the North entrance on 61st Terrace. The church is providing chairs, a food table with coffee/tea, a podium and mike for a minimal sum. Our social committee will arrange for "snacks" with sodas. This is an effort by the Board to cut costs and keep us in the "black". If the members would like to return to a more "upscale" event next year, you can let the Board know at this meeting but it will figure in for increasing the special assessment. The Board believes that keeping the islands maintained, snow plowing and security are the most important items in our budget.

Among the topics for the Annual Meeting will be:

1. Approval of the minutes of last year's annual meeting (attached for our review to this newsletter)
2. Report of the Treasurer about the current year finances and budget
3. Discussion of updating and improving islands
4. Security
5. Snow plow contract for the winter of 2006/7
6. Special Assessment
7. Proposed New Budget
8. Any other topic proposed by members
9. Confirmation and/or election of New Board Members
10. Any issues that may arise between now and the meeting
11. General Comments by the Board Members

This is an opportunity to get to know your neighbors and become involved in our Homes Association. We look forward to welcoming new members and seeing old friends. A speak, to be chosen by the Board, will also be making a presentation.

C. NOTICE OF INTENT TO ISSUE “NOTICE OF ELECTION FOR BOARD MEMBERS” AT ANNUAL MEETING

We have four openings on the Board for three year terms. The positions that are opening are as follows: Steve Lyddon, John Larson, Derek Guemmer and Maggie Shine. All have served in many capacities and we thank them for their service.

If you are interested in serving on the Board, we ask that you contact one or more board members about your interest in serving. We will need to have all possible candidates submit their requests to run to us by April 9 with their bios and a brief statement as to why they wish to serve on the Board so that we may get an election notice out with their names and resumes at least 10 days prior to our May 18th annual meeting. Please email any board member, but preferably our President, slyddon@kc.rr.com, your name and resume by April 9. After the Board is elected, the Board chooses officers.

Please note that if only four people request to be considered for Board positions, there will only be a vote to confirm their appointment. If, however, more than four persons sign up, there will be an election to chose four of the persons who have requested to be considered.

For your information, if there are resignations from the board, then that position is filled by a vote of the majority of the Board Members remaining and that decision must then be confirmed by the members at the Annual Meeting.

Qualifications for sitting on the Board are as follows: living in the neighborhood boundaries (59th Street south side to 64th Street, Ward Parkway to State Line); the annual dues on your home are current.

D. HOMES ASSOCIATION GARAGE SALE: May 19 and 20.

The Homes Association will have its annual garage sale Friday and Saturday, May 19 and 20. It will be advertised in local newspapers as an “all homes association” garage sale and street signs will be put up on May 18. **If you intend to have a garage sale that weekend, please advise Gwen Caranchini at gwencaranchini@sbcglobal.net or at 361.4718 by May 16 so that she will know to put up a sign for your block.** If no one is going to have a yard sale on a particular block, we will NOT be putting up street signage for that block.

V. SECURITY

We currently have coverage for four hours a day, seven days a week in our area. **There will be no increase in the cost for security for the coming year.** The cost for this service is included in your dues. Officer Parsons said an unregistered child molester who was a door-to-door salesman was "run off". The company has discharged him and has revised its hiring practices. Otherwise, there are no new crimes in our area. That is not to say we should not remain vigilant--keeping our garage doors closed as well as side and back doors as the weather becomes warmer. **Please report all strange or unusual incidences such as strange persons, salespeople and cars/trucks to the Metro Police Department, 234.5000.** Get to know your neighbors and their children.

VI. ISLAND UPGRADE AT 59TH AND STATE LINE ROAD COMPLETED ON TIME AND UNDER BUDGET!

With the monies collected by 59th Street and the contribution from the Stratford Gardens Homes Association, we were able to reconstruct the stone wall at 59th and State Line and re-landscape. It is a beautiful restoration which I hope you all have enjoyed as you pass by on State Line Road. Again, we thank Barbara Iaquinto for her help in accomplishing this.

VII. CONTINUING UPGRADES TO ISLANDS

The Board continues to believe that maintenance of our "unique" islands is a special and important part of the homes association obligations. Stratford Gardens Homes Association is one of the premier locations in Kansas City. As I am sure many of you have seen from real estate mailings, prices in our area have escalated quite dramatically over the last few years. In order to maintain these increasing values and hopefully improve them, the Board firmly believes that maintaining and upgrading the islands is very important.

We are currently looking into putting sprinklers in each of the islands so that they remain green and also to feed the flowers which are planted. We are currently taking bids on this project and will present the Board's thoughts on this at the Annual Meeting in May. It would increase the special assessment, or we might consider taking it from our CD as we did not have to pay for the 59th Street upgrade from the CD. Discussion and voting by the members will take place on this issue.

Secondly, we have some fountains in the area that once turned "on" in the spring, run continuously without re-circulating water. (Think of your hose running non stop for five months!) We are also looking into the cost of putting re-circulating solar panels so that we can reduce water costs (and loss) while maintaining our fountains. Again, the Board will present costs at the upcoming Annual meeting. The Board is considering doing these projects over the next several years thereby spreading the cost over several years in the form of special assessments and/or

partially paying for these from our CD. A full discussion and vote on this will take place at the Annual Meeting.

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

VIII. WINTER SNOW PLOWING.

We believe that the snow plowing that was done during our one heavy winter snow storm was excellent. In many instances streets were plowed more than once by our contractor.

The Board, however, decided to look into the costs for snow plowing for next winter early on this year. Several bids were taken on different types of payment; that is, per plow cost versus a one time guaranteed price. The Board has determined after reviewing the costs and options available that again the best deal is to remain with our current contractor. He is very competitive and we believe he has provided excellent service.

IX. BUDGET

We are attaching the proposed budget for the upcoming year as well as the budget and expenditures to date and projected through the end of the year for your review.

X. TREASURER'S REPORT BY MAGGIE SHINE

Finally, thanks to you, we are on sound financial footing. By projecting expenses through the end of the fiscal year (May 31, 2006), Stratford Gardens will be in the black by approximately \$3,000. For the first time in many years, we have paid our bills out of current income. Your assessment of \$20 last year made the difference. To insure we will meet our obligations for the coming year, I am proposing a special assessment of only \$8.00 for our next fiscal year. The Board will discuss this and provide full disclosure at the Annual Meeting. We hope after discussion by the membership, that this special assessment will be approved.

Currently, you receive a bill for the base assessment and "other services". Right now, the other services are \$102.00. I propose we make it \$110.00

for the fiscal year ending May 31, 2007. We will vote on it at the annual meeting. I hope to see you there.

XI. OUTSTANDING HOMES ASSOCIATION DUES

There are still a few outstanding Homes Association dues. We cannot balance our budget and stay in the "black" unless all homeowners meet their obligations. The failure of some to pay their dues has contributed to recent years' shortfalls and recent special assessments. We therefore urge you to meet your obligations.

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

XII. WARD PARKWAY STREET LIGHTING

There has been no further action to report on this matter. We understand the City is proceeding to install the overhangs and will advise you of any new meetings on the issue.

XIII. HISTORIC LANDMARK DESIGNATION

There has been no further movement on this issue.

XIV. OUTDOOR PARTIES

We all enjoy entertaining in our beautiful homes. As the summer approaches, more and more of us will be outside with our children, grandchildren and neighbors. Some of us will have parties that spill outside in the warming spring and summer air. Please remember that if you are going to have a party, you have many neighbors and you should try to keep the noise level down. It is courteous to let your neighbors know of any "large" party which may have many cars on the street. We have almost 30 children on 62nd Street up from 1 when I moved here in 1979! Many of the blocks have young children. Please be careful and considerate of the young children when giving parties as to what they see and hear! They are very impressionable!

XV. BLOCK PARTIES

Many of the blocks have summer block parties. Please arrange with the City for permits. The Fire Department is always willing to come and bring a fire truck for the kids. These parties bring our neighbors together. We encourage these events.

XVI. DIRECTORY

We updated our directory this past year for the first time in several years. It will not be updated for at least another two years. If you wish to be listed or get your name and address out to your neighbors, please contact the board and we will

arrange to put it in our next newsletter and get you a directory. We will not be reprinting the directory for another two years.

<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		gwencaranchini@sbcglobal.net
Derek Guemmer	Safety	523-4867	derek@dguemmer.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
Colleen Kennedy	Social	822-7447	<i>KennedyKCMO@aol.com¹</i>

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
	<u>6148 Bell</u>	

We are in need of a block captain for 64th Street. Please call Gwen Caranchini at 361.4718 or email her at gwencaranchini@sbcglobal.net if you are interested.

¹ Colleen Kennedy is our immediate past President and as such sits on the Board as an advising non voting member. She has been involved on our social committee this year.