

STRATFORD GARDENS HOMES ASSOCIATION SUMMER 2006 NEWSLETTER

IT'S SUMMER! Having survived the winter and spring, we are in the middle of a heat wave! Here's what's going on (and not!) around our Homes Association.

LETTER FROM OUR NEW PRESIDENT, MARY MARTIN

Dear Stratford Gardens Homes Association Members:

At the June 16 meeting of the new Board, I was elected President of the Stratford Gardens Homes Association (SGHA) I am honored to fill the position and look forward to working with the other new and old board members. Also, I look forward to working for you. So please do not hesitate to contact me with any questions or concerns.

Thanks to the hard work of past presidents, I have inherited a great Board and an organization that has grown over the years to address homeowner's issues including security, snow plowing and island beautification. On a personal level, I have enjoyed "rebeautifying" the islands as a board member for the past two years.

In the upcoming year, we will continue to improve the islands, monitor our security patrol, send quarterly newsletters and welcome new neighbors. The Board is also negotiating our snowplowing contract for this winter and before you know it, I'll be seeing you at the annual Holiday Party.

With your support, the Board and I are looking forward to another good year in Stratford Gardens. My husband, Gordon Kelley, and I have lived in Stratford Gardens for 22 years, raising two girls and we have enjoyed every minute of it. This is a great neighborhood, and I'm happy to play a small role in keeping it a wonderful place to call home.

If you have any suggestions or ideas, we would love to hear from you. My e-mail address is maryfmartin@yahoo.com and my telephone number is 816.333.2649.

Letter from our Outgoing President, Stephen Lyddon

I thank the membership for the opportunity to serve these last three years as a board member, Membership Chair (Directory), Vice President and finally President of our Homes Association. This involvement has allowed me to become more active in our community, to meet and work with other neighborhood leaders, and to make new friends in the area.

There are two outgoing board members I want to thank. John Larson did an outstanding job in the research and revision of our outdated By-Laws. Derek Guemmer provided us with a great deal of insight and support over the past three years, plus the time he spent as Complaint Chair. It has truly been great working with those members who remain on the

Board. I want to thank and recognize Colleen Kennedy and Maggie Shine who brought leadership, initiative and a sense of SGHA history to the Board; Mary Martin for getting "down and dirty" with the Island Beautification Projects over the last several years; Paul Mohr, Beth Chu and John Tso for their perspectives, insight and advice; and Gwen Caranchini for her work as the newsletter editor and her "spark" that kept our meetings from getting too bland. With this Board of Directors, along with the newest members—Diane Bradshaw and Randy Bredar, we have a great pool of talents that can benefit Stratford Gardens Homes Association immensely for a long time to come.

My thanks to all of you. To Mary and the new Board, I wish you all well!

Respectfully,
Stephen Lyddon
Ex-Officio Board Member

I. ANNUAL MEETING MAY 18, 2006 AT COUNTRY CLUB CHRISTIAN CHURCH

We had a lovely Annual Meeting at the social hall of Country Club Christian Church. The food was prepared by Beth Chu and the Lyddon family, and it was terrific. We are most grateful for not only the luscious food but the presentation. Clarence Foxworthy, the new Director the Country Club Homes Association, was in attendance.

The proposed budget, attached to the election notice and notice of annual meeting, was adopted by our Homes Association. Maggie Shine made a financial report showing that we were in the black again this year but also put forth the proposal for the Budget increase based on increasing costs. Because of her good work with the HACCD, we continue to improve our financial position.

New Board Members were voted upon and we now have a new Board in place. The new Board members will each serve three year terms. They are: Diane Bradshaw and Randy Bredar. Colleen Kennedy, our former President and ex officio member this past year, was also elected as was Maggie Shine, our immediate past treasurer whose term had expired. Steve Lyddon, as the immediate past President, will sit on the new Board as a nonvoting member.

We would ask that any members who either attended or did not attend the Annual meeting at Country Club Christian notify the Board and inform us whether the location of the meeting at Country Club Christian was a reason to attend or not attend the meeting. If it was a deterrent from attendance, we would like to know. The location was selected to decrease costs.

II. SUMMER BOARD MEETING.

The Board met on June 16 at Mary Martin's home to vote upon new officers for the coming year for the Board as well as set an agenda for the new year. We have the following new slate of officers: Mary Martin, President; Paul Mohr, Vice President, Maggie Shine,

Treasurer and Beth Chu as Secretary, the last three of whom served in these capacities last year. Also Board Members were assigned areas of responsibility which are beside their names on the last page of the newsletter which can be posted on your refrigerator or next to your desk. Please direct questions about these areas to these particular Board Members and then to our officers as necessary.

The Annual Minutes were presented to the Board for their approval and were approved for submission to the members at next year's meeting.

We have several areas which we will be focusing on in the coming year. They include:

- Non members. Not all of our residents in the area bounded by 59th and 64th Streets, Ward Parkway and State Line are in fact members of the Homes Association even though they receive the benefits of the Association. These non members were created by gaps in the rules and regulations creating the Homes Association in the first half of the last century. In short, they cannot really be reversed. However, it has been a project of our Board to try to increase membership among the few remaining homes that are not members. We should add that once you are a member, the home cannot elect to basically "secede". Colleen Kennedy has been working on this project. She will continue to do so. As homes go up for sale in our area which are not members of the Homes Association, the Board is approaching the new homeowners and urging them to join which several have done in the last year. We believe that all who benefit from our services should in fact be members of the Homes Association and bear their fair share of the costs. If you are not a member of the Homes Association, or you have a question about this, please call Colleen Kennedy and she will advise you how to change your status. Basically, if you did not receive a dues notice in the last 45 days, you are not a member of the Homes Association.
- Improvements to our Islands. After vote by our membership at the annual meeting to increase fees paid to the Homes Association in part to fund improvements to our "islands", the Board, upon the motion of Gwen Caranchini, moved to go forward with the first project on the islands which will be to provide irrigation. Mary Martin will determine which of the islands, based upon available monies, will be given irrigation. We will report on the progress of this project at our next newsletter in the fall. As monies become available from the increase in dues, \$20.00 is to be put in a fund from each Homes Association member to fund our island improvements until the improvements are completed for Phase I, which is the irrigation of the islands. After that the Board will consider what other improvements to the islands, such as upgrading the island fountains themselves, will be done.
- Increasing cash reserves. The Homes Association maintains a money market account in which funds, that have accumulated over the years but which are not used as part of the yearly budget, are kept. This fund is for "emergencies", generally. Discussion was had among Board Members about the need for how much money should be maintained in the fund and what should be done to augment the current amounts in the fund. It was agreed to by the Board that the goal would be to keep a full year's budget in the money market for reserve uses. That means we will seek to increase this money market fund to approximately \$38,000, which is our annual budget. However, we will not keep monies in excess of one year's annual budget in the money market. We currently have approximately \$14,500 in that fund. Additional monies

collected from our dues this year, that will not be used, will be used to not only pay for capital improvements for the islands but will be used to augment this fund to reach the desired goals. In the last few years this fund was reduced because of prior budget problems.

- Traffic Study. There continue to be complaints about traffic in the area. Gwen Caranchini is investigating what if any options are available with KCMO. She has been in contact with Jim Glover, one of the City Council persons, about this and a full report will be made to the Board at its next meeting and options put forth in the Fall Newsletter.
- Lighting on Ward Parkway. There will be no overhanging street lights on Ward Parkway. The new lights, however, are still in progress according to Jim Glover of the City Council.
- Security. Security costs will not increase for the coming year but we are always looking for ways to increase the amount of security we can obtain for our members. This will be a continuing project of the Board.

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

The Homes Association had its annual Garage Sale on May 19 and 20. Unfortunately, although signs were placed on Ward Parkway on May 18, the City removed them the morning of May 19. Upon inquiry from several of our members who had garage sales, Gwen Caranchini determined after many telephone calls that according to the City's Parks and Recreation Department, the "Wards were viewing Ward Parkway to see the need for additional improvements and the City wanted all signs removed while they were reviewing the area." The signs were returned to Gwen Caranchini and replanted but this was a bit of a problem. We are sorry for this removal. We hope your garage sales were successful and we will do it again next year, but we promise to check with the City first regarding any intent to remove signs from the Ward Parkway!

IV. PUBLIC IMPROVEMENT ADVISORY COMMITTEE (PIAC)

Colleen Kennedy, on behalf of our Homes Association, attended a presentation on June 15 of PIAC to request city funding to improve and repair the fountain at the junction of 62nd and 63rd Streets. The City has money allocated for public improvements, and this money is awarded to projects after a full review of the application and request. Hearings continue through the summer, and in the fall, the committee reviews the applications and awards to those most "in need". We will know by December if we are one of the lucky recipients.

V. CONTRIBUTE TO ISLAND UPGRADES!

In the past we reported that one of our streets, 59th, got together and collected funds to do improvements to the State Line and 59th Street corner. This was **in addition to dues paid by these members**. Because of the great cost to improve and maintain these islands and common areas, we would encourage other blocks to follow the example of 59th Street and start projects funded by the block to improve common areas.

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, or maryfmartin@yahoo.com or Jennifer King, 523-6512 at Rking97@yahoo.com

VI. OUTSTANDING HOMES ASSOCIATION DUES

Our Homes Association dues went out the first week in June with the new increased assessment voted upon by our members at the Annual Meeting. We have approximately \$15,000 in outstanding dues not yet paid. If you have not paid your bill, we would appreciate your putting it in line for payment. We are funding "island improvements" from the new assessment and until we have monies in hand, to avoid dipping into our funds, we would appreciate your paying your dues so we can go forward on these projects. 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. Homeowners who are numerous years in arrears and who have not made arrangements to pay will have liens placed against their homes for collection of the arrearage in the event of sale of the home. If you have lost your bill or have a billing inquiry, please contact Maggie Shine at 444-4264.

VII. OUTDOOR PARTIES/BLOCK PARTIES.

We all enjoy entertaining in our beautiful homes. With summer, 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 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! Also, if there is street "debris" after a block party, please clean it up so we don't have any problems with passing vehicles.

Please arrange with the City for permits for Block Parties. 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.

VIII. DIRECTORIES and NEW MEMBERS

We updated our directory this past year for the first time in several years. It will not be updated for 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 until the spring of 2008 because of cost. The following, however, is a list of new members for your information since the directory was printed until May 15, 2006.

| | | |
|-----------------------|------|------------------------------------|
| Huntington | 1230 | Kevin and Carol Mason |
| | 1237 | Daniel and Leslie Hogan |
| | 1246 | Jason Cole and David Ruisch |
| | 1254 | Todd and Emily Voth |
| State Line | 6025 | Phyllis Wilson |
| | 6155 | Michele Busby |
| Stratford | 1233 | Michael and Keara McKinley |
| | 1220 | Charles and Kelli Renner |
| Ward | 6030 | David Lubeck |
| | 6130 | Paul Borchardt |
| 59 th St | 1205 | John and Barbara Iaquinto |
| 60 th Ter | 1202 | Michael and Natalie O'Shaughnessey |
| 61 st St. | 1201 | Brendan and Mary Buckley |
| | 1207 | Mickey LeeBolyard |
| | 1208 | Eric and Amy Baker |
| 62 nd St | 1231 | Michael and Dena Gardner |
| 63 RD St. | 1206 | Tamara and Lance Sandage |
| | 1236 | David Desmone |
| 63 rd Ter. | 1232 | Kathy and Vince Johnson |

REDUCING COSTS TO KEEP THE BUDGET AND YOUR DUES DOWN!

Printing each newsletter costs in excess of \$250.00. In addition, it requires distribution to our block captains who then must distribute to homeowners. We would like to reduce this time and energy by e-mailing the newsletters to as many homeowners as possible. **PLEASE ADVISE BY RETURN E-MAIL TO gwencaranchini@sbcglobal.net** whether you have an e-mail address (if not already listed in the directory) and whether you would agree to receive your newsletter by e-mail. We are going to try in the next year to convert as much as possible to e-mail to save money and time for all concerned. The e-mail list will not be published or given out to any one.

Board minutes and these newsletters as well as other information about the Homes Associations in the Country Club area are available at www.haccd.org. Select "Missouri Associations", then "Stratford Gardens". HACCD Tel No. 816-523-2440

| <u>Current Board and Committees</u> | | <u>Tel.</u> | <u>E-mail</u> |
|--|--------------------------|--------------------|--|
| Mary Martin | President | 333-2649 | maryfmartin@yahoo.com |
| | Island Maintenance | | |
| Paul Mohr | Vice President | 444-2869 | paul.f.mohr@hud.gov |
| | Property/Snow & Security | | |
| Maggie Shine | Treasurer | 444-4264 | maggie@maggieshine.com |
| | Finance/Budget | | |
| Beth Chu | Secretary | 523-4133 | pcandbmc@yahoo.com |
| Gwen Caranchini | Newsletter | 361-4718 | |
| | Garage Sale | | gwencaranchini@sbcglobal.net |
| Diane Bradshaw | Membership | 361-5971 | ddbradhsaw@kc.rr.com |
| Randy Bredar | Island Improvements | 361-6020 | randy.bredar@jedunn.com |
| John Tso | Complaints | 333-7547 | jtso5@yahoo.com |
| Colleen Kennedy | Social | 822-7447 | kennedy@aol.com |
| | Membership | | |
| | Garage Sale | | |
| Steve Lyddon | Ex officio member | 444-1901 | slyddon@kc.rr.com |

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 |

State Line Block Captains

5925 VACANT
6015 Kennedy
6025 Kennedy
6155 Moone

Ward Parkway Block Captains

| | | |
|------|------------|--------------|
| 5930 | Zobrist | 6200 Bell |
| 5940 | Blake-Krug | 6300 Franken |
| 6010 | Kennedy | 6330 Scielzo |
| 6020 | Kennedy | 6344 Scielzo |
| 6030 | Martin | 6400 VACANT |
| 6110 | Martin | 6124 Moone |
| 6120 | Moone | 6130 Moone |
| 6148 | Bell | |

Will the block captains listed above please advise Mary Martin whether they wish to continue acting as block captains or wish to be replaced. We use Block Captains to distribute literature within the Homes Association and it is a thankless task. The Board just wishes to ensure that we continue to have full coverage for distribution. We are in need of a block captain for 64th Street.