



Stratford Gardens Home's Association Fall Newsletter 2007

Greetings to our Stratford Gardens Neighbors! We hope you all are having a wonderful fall.

Holiday Party

Mark your calendars! A date has been set for the annual Holiday Party.....**Thursday, December 20**. Once again, Benny and Edith Lee residing at 6300 Ward Parkway have graciously offered to host the party in their home. More details will follow!

Sales Tax for Capital Improvements

On **Tuesday, November 6**, KC voters will have the opportunity to renew the existing 1-cent tax that funds capital improvement projects all over the city (catch basins, curbs, sidewalks, street resurfacing, park improvements, repairs to public buildings, traffic signals, and more). Thirty-five percent (35%) of the tax revenue will be allocated to neighborhood-level projects, up from the current allocation of 25%. Voter approval of this initiative could assist our association in funding larger common area/island improvements beyond the scope of our current budget. For more information visit www.kcstreetsmart.com or call (816) 276-5688.

Board News

During the Board meeting held in September, members unanimously voted to appoint David Cimpl to fill the board position vacated by the resignation of Gwen Caranchini following the previous board meeting in July. Mr. Cimpl has volunteered to serve the remainder of her term, until May 31, 2008.

Directory Update

The directory update project is in full swing. If you have not done so already, please confirm that your listing in the directory is current and up to date. Send any changes to the association email address: StratfordGarden@aol.com or call Colleen Kennedy at (816) 822-7447. For those who cannot locate a directory, contact Colleen and she will inform you of your listing.

Remember to send us updates of the Neighbor-to-Neighbor and Homeowner Services sections of the directory, as well! The new directory will also have a page dedicated to Stratford Gardens members' businesses and services (e.g., insurance, real estate, interior design, etc.). If you'd like to list your business or service in the directory, contact the email address or phone number mentioned above.

Financial Update

As of September 30, we are “in the black,” with income exceeding expenses. Detailed income statements are posted on our association’s web site at www.haccd.org, under the heading for “Minutes.”

We note the generous contributions many of you have made to the Islands Fund. These contributions – above and beyond regular homes association dues – are targeted to capital improvements for our islands and common areas. The contributions to-date total \$2,110.00. **Thank you!**

A few homeowners – only 5% of the total membership – have not paid their dues for 2007-08. We kindly remind this handful of non-payers that all projected revenue for the homes association is budgeted to meet our basic services, such as regular security patrol, snow plowing, and minimal island maintenance. The income shortfall (currently \$1,358.00) means we may have to cut back some services in order to maintain a balanced budget. Those who have not paid their dues are not considered “members in good standing.” To save costs, members not in good standing will not receive newsletters, invitations, security alerts, directories or other communications from the association until their dues are paid. We encourage everyone to pay their dues.

Your all-volunteer Board remains focused on cost-effective measures and the conscientious use of your funds, whether by obtaining multiple bids for capital improvements and services, providing free labor and materials to the islands’ upkeep, seeking outside sources of funding (e.g., city PIAC funds), and utilizing e-mail to reduce postage costs.

For further information, contact Maggie Shine (816) 444-4264.

Islands and Common Areas

The Island Committee is working towards installation in 2008 of an irrigation system for the “Wishing Well Island” at Huntington and State Line. Next in line for an irrigation system, as funds allow, is the island at 63rd Street and State Line Road. We believe that these irrigation systems are cost effective and make all the difference in the appearance of the islands. Just take a look at the much improved, newly-irrigated island at Huntington Rd and Ward Parkway.

A special thanks goes out to those neighbors who contributed extra funds, time and plantings to our islands!

We will also be taking bids for the annual service contract for general island maintenance from three landscape companies.

Islands and Common Areas - continued

We have submitted an application to the City for sales tax funding through the Public Improvement Advisory Committee (PIAC) to renovate the Island at 63rd Street and State Line. We encourage any member to let our city councilwomen, Jan Marcason and Beth Gottstein, and their respective PIAC representatives Jim MacDonald and Durwin Rice, know that we hope they will favorably consider our request. These individuals will decide whether our project will be funded, so your contacting them could make all the difference. Our project will make repairs to the historic “horse trough” marble fountain, which is in danger of falling off the stone wall to which it is attached. This island is an entry point to Kansas City, and –like all the common areas in our neighborhood – helps define the character of our neighborhood and supports our property values.

As a side note. . . we are considering adopting a sister neighborhood on the city’s east side and contributing flowers and shrubs to revival efforts. If anyone has suggestions about a particular neighborhood please contact anyone on the SGHA Board.

Lawn and Leaf Maintenance

Fall is a busy time of year and we want to send you a reminder about lawn and leaf maintenance. Provided below is the schedule and directions about leave and brush collections for November and December. (More information is at: www.kcmo.org)

- For those with Thursday trash pickup - leaf/brush pick up will be **Friday, Nov. 16 and Thursday, Dec. 13**
- For those with Friday trash pickup - leaf/brush pick up will be **Saturday, Nov. 17 and Friday, Dec. 14**

City Collection Directions:

- * Set out all sacks and bundles by 7am on your scheduled day of pick up
- * Limit of 20 sacks and/or bundles of leaves and brush
- * Paper sacks must be used - no plastic bags
- * If you seal bags, only use masking tape - no duct tape
- * Branches must be bundled with twine or string only - no wire or duct tape
- * Branches must not be over 3” diameter and not more than 4 feet long

As a special reminder. . . it is the individual responsibility of homeowners to keep adjacent street-side gutters free of debris and leaves during this heavy leaf season. Please avoid blowing leaves into the street when mowing. If you use a lawn service you must advise them that is their responsibly to remove all debris that they blow into the street. This has become a problem in keeping the storm sewers free of debris, and adds to the rodent problem that often plagues the Brookside area during the fall. ***If you have a storm sewer at the end of your driveway, it is your responsibility to keep it free of debris.*** If it borders between two properties, please make an arrangement with your neighbors to take turns keeping it clean. Again, everyone’s cooperation in not blowing leaves and grass cuttings into the street during this heavy leaf falling period will help keep our streets looking cleaner and assist in maintaining the health of our sewer system.

Crime Alerts/ Security Update

Association members on the email list were notified recently of a crime alert/update. In summary, an attempted burglary took place in the 1000 block of 61st Street in early October. After a break-in elsewhere in the city, the police apprehended the burglars and discovered that they were also involved in the occurrence at 61st Street. Although these burglars were caught, other gangs continue to operate in areas south of our association, and, according to the Police, could move north.

Please look out for your neighbors and don't hesitate to call 911 immediately if you suspect unusual activity.

Just a reminder. . . all information sent from your homes association about crime alerts has first been verified by officers with the Metro Division of the Kansas City Police.

New Members

Please welcome the following members to Stratford Gardens who arrived since the last newsletter:

Chad and Susan Wollard	1243 W. 59 th Street
Jay and Polly Breitenkamp	1224 W. 61 st Street
Diana Naffa	1251 W. 63 rd Street
Robin O'Reilly	1215 W. 63 rd Terrace

For More Information. . . Remember to check out the Stratford Gardens website listing at: www.haccd.org. Select “Missouri Associations”, then “Stratford Gardens”.

If you have any questions as to the Board, its operations or meetings, we ask that you directly contact any the officers or directors by phone, or by email to StratfordGarden@aol.com.