

Renaissance HOA newsletter

February 2025



2025 HOA Events

HOA Meetings

3/18/2025 – 6:30pm

6/10/2025 – 6:30pm

9/16/2025 – 6:30pm

12/13/2025 – 9:00 – 1:30pm

HOA Board Meetings

1/30/2025 – 6:30pm

3/11/2025 – 6:30pm

5/15/2025 – 6:30pm

8/14/2025 – 6:30pm

10/14/2025 – 6:30pm

Garage Sale – 9/13/2025 – 8am – 1pm

Common Area Projects Scheduled for 2025

*Bernard Powell /Cleveland Wall Estimates/Repairs
(Wall crumbling needs repairs.*

*Norton Circle Trees get landscaping estimates, etc. Those that
want to be involved please contact the board @
RenaissanceHOA18@GMAIL.COM.*

Assessment Reminder

*This is a neighborly reminder that the annual assessment
charges are \$300 effective January 1, 2025. The assessment
charges are considered delinquent if not received by February
28, 2025 and assessed a late fee of \$18.00 annually.*



This Issue

2025 HOA Events

Page 1

HOA Meetings

Page 1

Garage Sale

Page 1

Common Area Projects

Page 1

Assessment Reminder

Page 1

HOA Board Members and Officers

President – Linda Jones

Treasurer – Carolyn Spears

Secretary - Vacant

Board Member – Joyce Peeples

Board Member – Dorothy Ruffin

Board Member – Michaela LaBlance

Board Member – Chiquita Cobbins

Board Member – Latonya Lewis

Condolences

*Deacon Martin Clark, Sr,
4004 E. 18th Place*

Welcome – New Residents

Danyell Duncan

Aavern Booker –

1813 Norton Ave.

Where is money going?

How is my assessment being spent? This is a common question asked by residents. Here are a couple of examples for 2024 of expenses that had to be paid:

- Cleveland/Bernard Powell behind the main wall. Move transformers away from a tree. Tree roots were growing into the transformer and could disrupt Evergy electrical services.

Job included

Hiring an electrical contractor, relocating transformer, involving Evergy, AT&T and cable company due to digging and possible Fiber cable disruptions, upgrading outdated Evergy meter and pay for City Permits. \$14,525.00

- Ground Care Services (landscaping)**

This includes common areas and outer surrounding areas of HOA boundaries include cutting grass, weed eating, fertilizing, and winterizing all areas, spray weeds all areas, treat dandelions, spring clean-up, fall clean-up, trim bushes, crab grass preventer all areas, etc. 9 months of service..... \$14,685.00

- Legal Services**

Legal services to acquire delinquent HOA Dues, etc. \$13,058.45



EMAIL NOTIFICATION

Please keep your email addresses current with the HOA so, you won’t miss out on important information. Changes to your email address should be forwarded to:

RenaissanceHOA18@gmail.com

Note: Make sure to show in the email subject field: UPDATE EMAIL so, it won’t go to SPAM.

Information Sharing

When an email is sent sharing information regarding a crime in the HOA Community. Please share camera footage with those who may have been victimized in the HOA Community. This will assist the KCPD investigate the crimes committed in the HOA Community and possibly solve a crime.



What do I need to do if Selling My Home:

You need to contact the following with an email of your intentions and make sure the subject field of the email is populated with your address so, the email won't go to SPAM:

HOA Board @

RenaissanceHOA18@gmail.com

And

Home Associations of Kansas City

Doug Luther, Executive Director Responsibilities include management of HAKC office, consulting services to boards of directors of homes associations, preparation of financial reports, and new business development.	dluther@ha-kc.org
Patty Steele, Director of Operations Responsible for day-to-day operations including monthly dues billings, vendor check preparation, special mailings, database maintenance, directories, website updates.	psteele@ha-kc.org



Kansas City Police Department

Safety Emergency Numbers

816-234-5111 for this non-emergency number what type of incident should be reported:

The non-emergency number 816-234-5111 for the Kansas City Police Department is for reporting incidents that do not require immediate police presence. Examples include:

- Property crimes (e.g., theft, vandalism)
- Suspicious activities (e.g., someone loitering)
- Traffic incidents (e.g., minor accidents without injuries)
- Lost or found property
- Noise complaints

311

The non-emergency number 311 is typically used for reporting issues that don't require immediate police or fire department response. Examples include:

- Public Works issues (e.g., potholes, streetlight outages)
- Sanitation concerns (e.g., garbage collection, illegal dumping)
- Parks and Recreation issues (e.g., park maintenance, playground repairs)
- Noise complaints (e.g., loud music, construction noise)
- Animal control (e.g., stray animals, animal bites)
- Code violations
- Illegally Parked vehicles
- Speeders

What should be reported to E911?

E911 (Enhanced 911) should be used to report emergencies that require immediate police, fire, or medical response. Some examples of situations to report to E911 include:

- Medical emergencies (e.g., heart attack, stroke, severe injuries)
- Fires (e.g., building fires, wildfires, gas leaks)
- Crimes in progress (e.g., burglary, assault, robbery)
- Traffic accidents with injuries
- Natural disasters (e.g., tornadoes, floods, earthquakes)

In short, if the situation is life-threatening or requires urgent attention, you should call E911.



Kansas City Police Department

Officer Lisa Sidenstick and Officer William Edwards are the Eastside Community Action Network (CAN) Officers. They hope to develop working relationships with community leaders and community groups to assist with problem identification and problem solving. They work as liaisons between community groups, businesses, schools and citizens. They assist with crime prevention and neighborhood concerns. In addition, they would like to be part of any community meetings, community events and social gatherings that our organization, neighborhood association or business is having.

East Community Action Network (CAN) Officers:

PO Lisa Sidenstick #5711

Email: Lisa.Sidenstick@kcpd.org

Work cell: (816)719-8350

PO William Edwards #5150

Email: William.Edwards@kcpd.org

Work cell: (816) 937-3877



How to Use Your Trash Cart

1. Place Trash in Plastic Bags. All trash must be placed in plastic bags and bags must be fastened closed. Please **do not place loose trash in your cart** including pet waste, cat litter, diapers, hygiene products, ashes, sawdust, packaging peanuts, etc.
2. Close Lid. There is no limit to how many bags to place in the cart, but the lid must fully close, bags cannot weigh more than 40 lbs each, and cart cannot exceed 250 lbs.
Up to 2 excess **tagged** trash bags that do not fit in the cart with the lid fully closed can be placed next to the cart on the curb.

Construction materials are not accepted in curbside trash cart collection.

3. Space Carts Apart. Trash carts and recycling carts must be placed 3 feet apart at the curb with the handles of the cart in the back, not on the street side. Bulky items scheduled for pickup need to be placed away from carts.
4. Trash carts must be used for curbside trash and recycling collection. The cart signals the truck to stop. **Trash bags placed on the curb with no cart will not be collected.**

2024 Statement of Revenue & Expenditures Tax Filing

Name: Renaissance Place Homes Association

Time Period: 1/1/2024 to 12/31/2024

Deposits, Paypal for 2024

\$36,848.08

Cash Balance Ending Year 2023 (Carryover from 2023)

\$46,349.66

Deposits with HA-KC

\$2,892.47

TOTAL REVENUES

\$86,090.21

Expenses

Ground Care & Services (Sam's Lawn Care)

\$14,685.00

Stationery & Supplies

\$0.00

KC Water (Mersington, Bernard Powell & Bernard Powell Stormwater) 3 Accounts

\$817.85

Evergy (Bernard Powell & Cleveland)

\$53.32

KC Water Backflow (Bernard Powell/Mersington Ct)/ Mission Plumbing, Heating, Air Conditioning

\$578.00

Recorder of Deeds (Jackson County) + Notary

\$0.00

US Postal Service (PO Box Renewal, Stamps, Certified Letters)

\$200.00

Legal Services Delinquent HOA Dues

\$13,058.45

H&R Block Annual HOA Tax Filing

\$375.00

Christmas Event

\$450.00

Mark One Electric

\$14,525.00

IDL Company (Irrigation, Sprinkler, Drainage)

\$0.00

Northland Surveying

\$0.00

State Farm Insurance

\$2,912.00

HA-KC, Inc Management Fees

\$2,499.96

HA-KC, Inc Other Expenses (postage,stationary, filing fees)

\$1,776.71

Landscape Project Norton Circle/Greenblades

\$2,486.00

Petty Cash(Cards, Funeral Plants, Stationery, Meet & Greet, AnnualHOA event fee)

\$535.43

Checks

\$44.75

Zoom (Nov2023-Nov2024)

\$174.25

Bank Service Charge (Liberty Bank)

\$106.02

Total Expenditures

\$55,277.74

Revenues over Expenditures End of 2024 Year and Balance As of December 31, 2024

\$30,812.47