



Fall 2012

Hi Neighbors,

Home buyers seem interested in our little neighborhood and I frequently get inquiries about any homes that may be for sale. The Homes Association tries to keep things looking ship shape. In the spring, the asphalt walk ways to the pool were replaced. The Pergola at the pool was freshened up with repairs and a new coat of paint this summer. Many damaged curbs and sidewalks were replaced this summer, also. At the entrance, you may have seen the new boards and a fresh coat of paint on our gatehouse.

We do have a few new neighbors in 2012.

Michelle Septer, with her daughter Jenna and sons Paul and Noah are new neighbors at 13212 w. 85th Court. Jenna is a Junior at Shawnee Mission Northwest, Paul is a Freshman and Noah is in the 7th grade at Trailridge Junior High.

Cindy Green is our new neighbor at 8523 Hauser Court.

Ray and Jayclyn Boatman now call 8599 Hauser Court home.

And our newest neighbors are Wayne and Donna Bloecker at 13234 w. 85th Street. Welcome to Westchester!

By the way, we will be working on a new phone directory, coming out around the first of the year.

Our annual Picnic on September 14th was a great success with about 70 neighbors and friends enjoying some Zarda's barbecue and tasty dessert's.

Coming up next month, we will have our annual Home Owners Meeting on Tuesday evening, November 13th at 8 p.m. at the Lenexa Senior Center.

Work progresses on the Covenant Place retirement community to our west. The residences are coming along pretty quickly and our neighbor's Eldon and Nyona Erickson have already picked out their apartment for occupancy next year.

This year we have been hit with extreme temperatures and a continuing drought. Even though we had the sprinklers turned off when the extreme heat was evaporating any moisture almost immediately, we have still managed to spend \$6,000 more on water through the end of September than we did in 2011. With 80 homes, the amount of water required to keep the ground moist would exceed our total dues income and we have recently had some home owner's watering bills higher than what they are paying in dues. Other than watching our water usage, another alternative would be to install water meters in all homes and we would receive water and waste water bills individually. This is a change that I'm sure nobody wants, as it would greatly increase all of our household expenses. So, please be conscious of how much you water you use and hopefully this drought will abate one of these days.

You may have noticed on the bottom of your previous year's property tax bills that there was an annual capital charge for waste water. Starting in November, with the 2012 statement, you will not have this charge on your tax bill, but instead it will be added to the volume based waste water bill for your residence that the Homes Association is already paying. Starting January 1st, the Homes Association will be receiving this (\$148 annually per residence for 2013) additional charge multiplied by the 80 homes in Westchester. This amounts to an additional \$11,940 annually that will have to be paid out to Johnson County Waste Water, by the HOA.

This works out to an added expense to the HOA of slightly more than \$12 per home per month. Also, we will be doing some additional sprinkler repairs next year, amounting to about \$3 per month. At our September Board meeting we voted to approve a \$15 per month dues increase to cover these 2 items, and this will also be voted on at our annual meeting. A proxy on the proposed dues increase is also included in this packet for those who cannot attend our annual meeting. Also included is the 2013 budget and September 30th financial statement and an explanation of the changes from Johnson County Waste Water.

Also, just a reminder that dues are to be paid by the 15th of each month. If they are not received at Homes Associations of KC by the 20th, they are considered late and a \$25 charge will be added.

Our Christmas displays are beautiful but please take them down after the Holidays. January 6th is generally considered the end of the Holiday Season.

Please try to observe our 20 m.p.h. speed limit. We sure as heck don't want to have speed bumps at the entrance.

On a personal note, I have now been on the Board for 10 years. It's a tough job trying to keep everybody happy all the time, but we do try to do our best to help make Westchester a nice place for all of us to live in.

Regards, Alex Soriano