

May 2025

COUNTRY CLUB DISTRICT HOMES ASSOCIATION NEWSLETTER



Why did the Rooster cross the island?

Dear Neighbors:

As the days grow warmer and the neighborhood comes to full bloom, I'd like to take a moment to welcome you to another beautiful spring in the Country Club District. On behalf of the HOA board, I want to thank each of you for your continued involvement and support in making our neighborhood a safe, welcoming, and vibrant place to call home.

Spring is a great time to ensure our homes and yards reflect the pride we take in living here. Please pay due respect in keeping our houses, yards and neighborhood in the classic, clean and beautiful state it has maintained for almost 110 years, carrying on this long-standing tradition. As you choose to make any updates or additions to your property, please ensure you are compliant

with both city and neighborhood deed restrictions, which can be found at ha-kc.org.

Many thanks to the numerous neighbors who help plant, maintain and water the community gardens and urns throughout the neighborhood.

I also want to pay my appreciation to Susan Schmelzer for donating two matching urns to the North end of "Rooster Island" in remembrance of her husband, Chip Schmelzer. Chip was a third generation Country Club District neighbor at Belleview and Huntington. We have included some excerpts from his "Reflections on the Country Club District," which depicts his family's fond memories of living in our beautiful neighborhood since 1917. Wishing you a joyful and refreshing spring season.

- **Matt Dodge** CCDHA BOARD PRESIDENT

ADD MPS TO YOUR CONTACTS: 816-809-9600

Safety Committee Update

As part of our efforts to promote safety and proactive communication in our association, we are sharing updated best practices for reporting security issues, along with important contact information for our new security provider, Metro Public Safety (MPS).



Reporting Emergencies

- Always call 911 first for emergencies such as crime in progress, fire, medical situations, or immediate threats to safety.
- After calling 911, you can call Metro Public Safety as well.

Reporting Non-Emergency or Ongoing Concerns

- For suspicious activity, noise complaints, or safety issues that don't require 911 call Metro Public Safety dispatch 24/7: 816-809-9600
- When calling MPS first state that you are a resident of the Country Club District Homes Association for a more efficient dispatch. Also provide an address (which is better than an intersection).
- Be sure to add the MPS dispatch number to your cell phone contacts so you have it ready when you need it.
- You can report anonymously or give your contact information. Officers will not make contact with you unless they need clarifying information or you request that the officer follow up with you when you make your report to the dispatcher.
- If you see something suspicious or a suspicious vehicle, you can send pictures to MPS via email to patrolsupervisors@mpsikc.com so they can create a BOLO (Be On The Lookout) alert for their patrol team. There is never too much information. Include VIN numbers if you can approach and obtain safely.

continued on page 2

save the dates

Friday,
July 4



INDEPENDENCE DAY PARADE 10:00 AM

Summer Social



5:00 PM
ANNUAL MEETING
FOR RESIDENTS

5:30 PM
PICNIC & FAMILY FUN

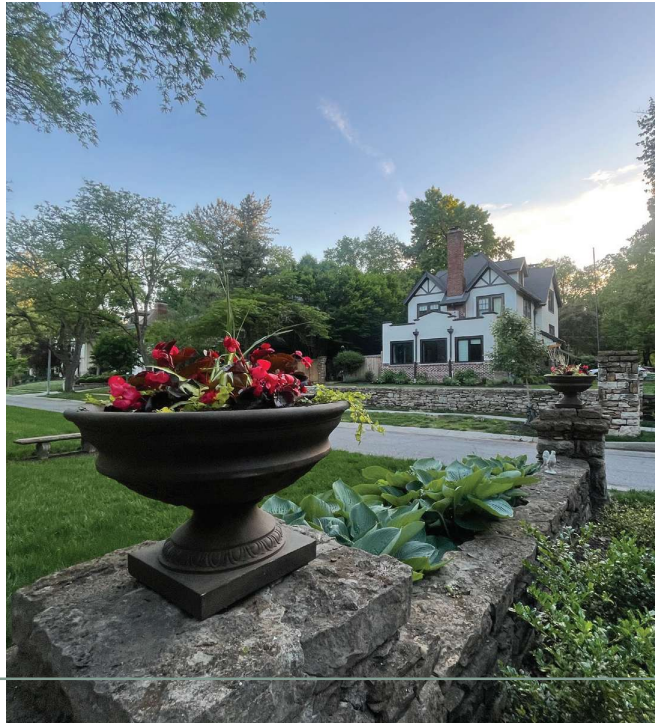
Sunday,
Sept 7

Ode on a Country Club Urn

CHIP SCHMELZER'S REFLECTION ON THE NEIGHBORHOOD

Last December Charles Joseph Schmelzer III, a longtime resident and leader of the Country Club District passed away at the age of 79. His grandparents purchased the home on Huntington Road in 1917 when it was first built.

We are grateful to his wife, Suzi, for sharing his reflections, originally published in 2013 and adapted here. The Schmelzer Foundation has generously donated matching urns and statues to adorn Rooster Island and carry on his family's legacy.



*In the foreground: Two urns donated by the Schmelzer family
In the background: The house the Schmelzer family called home for generations, now cared for by the Major family*

For the past 37 years it has been a great pleasure and privilege for me and my wife, Suzi, to live at 1003 Huntington Road in Kansas City, Missouri, in Hampstead Gardens, a subdivision within the Country Club District. It is the home where our only child, Jonathan, was born and raised.

In this house, in this manicured neighborhood, Grandmother Maizie and Pappy raised their only child, my father, Charles J. Schmelzer, II, who married my mother, Charline. In this house, in this tree lined neighborhood, my great-grandfather, Charles J. Schmelzer, I, and his wife lived on the third floor in their declining years from 1938 to 1944. In this house, in this nurturing neighborhood, my son lived from his birth in 1984 until he left for college. In this house, in this historic neighborhood, exists a treasure trove of memories extending almost 100 years – from the early days of Kansas City, to the extension of its boundaries which included this well-designed neighborhood in the early 1900's, to today's enduring prominence. For my family and for many other residents of the Country Club District, it doesn't get any better than knowing we are a part of that history and tradition.

"One of my favorite childhood memories was spending nights in this home with Grandmother Maizie and Pappy. That meant playing out on Rooster Island the next day with the children of the surrounding neighbors. What good fortune for me! Rooster Island was a magical playground for me and the children quickly became my good friends."

...It was dubbed "Rooster Island" because of Grandmother Maizie's doing. Grandmother Maizie loved roosters. She had been raised in Glasgow, Missouri, where she developed an affinity for roosters; in fact, so much so that in the early 1950s she donated four concrete sculptures of roosters, each one of which was placed the four stone pillars located at the corners of this long, narrow island.

Everyone loved the rooster statues, but over the years the draw of playful neighborhood children and the vagaries of nature's elements challenged the roosters continuing existence. Little by little, the roosters succumbed to the elements, finally disappearing entirely. Yet, the name "Rooster Island" survives to this day.

I like to believe the name's survival is in tribute to Grandmother Maizie. It is for this reason that when Suzi and I moved into my family home across from Rooster Island in 1976, I felt it was important to preserve Rooster Island as a landmark for our homes association and its members...

...for all the residents, it is our hope that our beloved and comfortable homes in this very special neighborhood will continue to be protected and our park-like traffic islands will continue to be improved by the Country Club District Homes Association and its officers, together with help and guidance from homeowners...just as the developers, almost a century ago, foresaw it would.

"Security Update" continued from page 1

MPS provides three patrols daily through our neighborhood (1 daytime, 2 nighttime) and their officers can handle a variety of concerns—from unusual activity to safety checks. Please feel free to speak with MPS officers if you see them in the area—they are here to support our community. Let's work together to keep our neighborhood safe and informed. Thank you for being an engaged and vigilant neighbor!

Additional MPS Services (Free for Residents)

- Roadside Assistance: 24/7 jump starts and tire inflation within the neighborhood
- House Watch Program: Officers check your home nightly while you are out of town
- Gate/door lock up
- Alarm response

To schedule these services, call 816-809-9600 or flag down an officer.

Reporting to the HOA Security Committee

After reaching out to emergency services or MPS, you may also notify the CCDHA Security Committee:

- Email: info.ccdha@gmail.com
- Please include helpful details like date/time of report, photos, videos, and any police report numbers

Final Reminders

- Always lock cars and remove any valuables from your car.
- Lock your home windows and doors, turn on exterior lighting, and consider security cameras.
- Do not confront suspicious individuals—observe from a safe distance and report.
- Stay connected through our official HOA communication channels. Share only verified information to avoid confusion or misinformation.

Welcome to the Neighborhood

MEET YOUR NEIGHBORS

Alex and Jay Matlack moved onto the corner of 58th and Summit in January but their family of four (five if you count their pup) are no strangers to the area. Having lived on 61st Terrace for several years, they were thrilled to find their new home in the same neighborhood they love.

It's a busy house with their two young kids, Huey (4.5) and Georgie (2). Huey loves all things Ninja Turtles and Perler Beads while Georgie loves raiding mom's purse and creating art with lipstick. Alex who teaches at UMKC is involved in lots of research projects, and Jay who works at VantEdge Partners can be found jogging and biking the area. You may have already met their dog Ebenezer who befriends anyone who walks by.

Beautiful homes with character, big trees, great neighbors, and walking distance to fun areas of town are just a few of the things that drew the Matlack family to the Country Club District. You can find them out in the wild at their favorite local spots such as the Roasterie, Meddy's, French Custard, Aixios, and Charlie Hoopers.

The Matlacks wasted no time in making their Spanish-inspired home their own. Converting the primary sitting room into a closet, renovating the primary bathroom, fresh paint throughout plus a library and guest bedroom in the attic space were all on the checklist. But the most exciting update might be a basketball goal in the driveway:

"We shoot around with several neighbors and friends on the first Saturday of each month for anyone who wants to join—kid friendly."



Beautification Update FROM KITZI DINGLEY

With the growing season well underway, I'm pleased to share that all the wonderful volunteers who've spent time planting and maintaining the decorative urns in previous years have stepped up once again to care for these little beauties that grace our neighborhood. My sincere thanks to you all!

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Another thing that "graces" our neighborhood are those pesky signs that lawn companies leave behind to mark that they've applied a product. If, as a homeowner, you are so inclined to ask them not to leave a sign, it would help mightily with what so often becomes litter in the streets.

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Neighbors that live near Rooster Island on Bellevue will notice the addition of two more lovely urns mounted atop the columns on the north end. These vessels were donated by former resident Suzi Schmelzer in honor of her beloved husband, Chip. The Schmelzer family occupied their home across from the island for generations.

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Why did the rooster cross the island? In addition to the urns there are three new items befitting the island nickname. See if you can find them!

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FYI: CCDHA contracts with Heinen Lawn & Landscaping to perform the services on our shared greenspaces. If you see anything amiss, please contact me at info.ccdha@gmail.com





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PRAIRIE VILLAGE, KS 66208
913.385.2440 HA-KC.ORG

In this Issue:

Neighborhood Safety
Meet Your Neighbors
Leaving a Legacy
Beautification Update



REALITY BITES - OP ED BY KITZI DINGLEY

"I love mosquito bites" says no one ever...

...but sadly I often see insecticide treatment signs throughout the neighborhood, knowing that if the mosquitoes are killed off so is so much else. These sprays may be effective in controlling mosquitoes but the National Wildlife Federation states:

"There is no way for companies to spray these broad-spectrum insecticides in your yard without also killing other insects they come in contact with, including bees, butterflies, caterpillars, ladybugs, dragonflies and other beneficial insects, along with the mosquitoes."



As an avid gardener, my gardens are full of life, and I love this. If you want to learn more about planting for pollinators, please feel free to contact me through ha-kc.org.

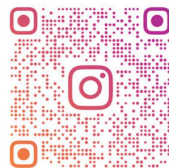
**SCAN TO READ FULL ARTICLE FROM
NATIONAL WILDLIFE FOUNDATION**



FREE CHECK UP

Smart Sewer Program

Keep Out the Rain (KOTR) is a voluntary, limited-time program managed by the KC MO Water Services Department (KC Water) to help residents find and fix prohibited connections at no cost to the property owner. Participation helps reduce wastewater treatment costs and basement backups in our neighborhood, making our entire community rain-ready. Visit kcsmartsewer.us to sign up.



COUNTRYCLUBDISTRICTKC

Country Club District on Instagram

Follow us to get tips, city collection events, and homes association info. Send us a DM via the app to submit a post.

SINCE WINTER 2025

Welcome to the Neighborhood

Matlack 58th Street
Watters 59th Street

COUNTRY CLUB DISTRICT HOMES ASSOCIATION

4200 SOMERSET, SUITE 216, PRAIRIE VILLAGE, KS 66208
INFO.CCDHA@GMAIL.COM 913.385.2440 HA-KC.ORG

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