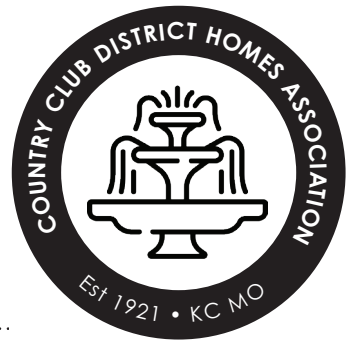


Summer 2024

COUNTRY CLUB DISTRICT HOMES ASSOCIATION NEWSLETTER



“The greatness of a community is most accurately measured by the compassionate actions of its members.”

- Coretta Scott King

Dear Neighbors:

Every time the board members of this home's association meet, I never fail to be impressed with the willingness of these folks to volunteer their time. Whether it's an issue a homeowner would like us to research or an idea to foster community, some board member is willing to take that on. Think the islands and plantings are beautiful and well-maintained? That would be thanks to Bev Elving and her crew. Volunteers needed to help with an event? Done. Love this newsletter? Thank Keely Daly, and those who help her gather the content.

The events that we have planned for Sunday, September 8 are the Annual Residents Meeting at 5:00 pm, immediately followed by the Summer Social. In recent years these have been separate events but in an effort to increase participation we're holding the annual meeting a half-hour prior to what is always a well-attended picnic. We hope that you and your family can join us at both events on September 8 as we celebrate our wonderful community!

- Kitzi Dingley

CCDHA BOARD PRESIDENT

BUSINESS IN FRONT, PARTY IN BACK

Our Annual Meeting is Like a Mullet

The perfect blend of getting-it-done and family fun, this year's Summer Social will be like a well-coiffed mullet as we merge it with the annual meeting. How's that? We'll take care of *business up front* with the resident meeting at 5:00 then the *party is on the back end* starting at 5:30. See you there!

Annual Meeting Agenda:

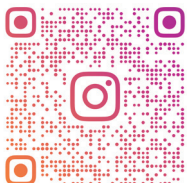
- Election of new board members
- Financial report
- Beautification report
- Security
- PIAC grant



SINCE SPRING 2024

Welcome to the Neighborhood

Sung 58th Terr
Hood & Cross 63rd St
Redlingshafer Greenway Terr
Hendricks 59th St
Jayhawk 59th St



Country Club District on Instagram

Follow us to get tips, city collection events, and homes association info. DM us via the app to submit a post or email info.ccdha@gmail.com.

COUNTRYCLUBDISTRICTKC

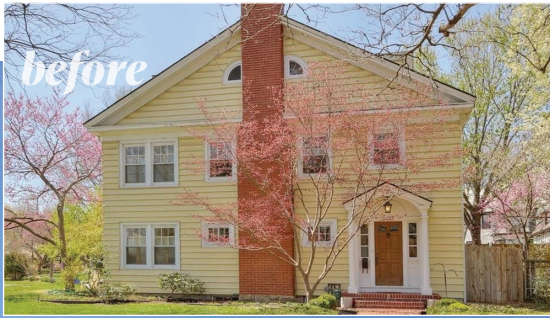


NOT ALL HEROES WEAR CAPES

Sign up to be a Block Captain

Love connecting with your neighbors? Sign up to help foster community and safety on your block. Block Captains can help welcome new neighbors; manage and distribute a block contact list; and communicate with the homes association board of directors.

You can sign up at the annual meeting and social on September 8 or email info.ccdha@gmail.com. Does your block already have a captain? Please send us their name.



REMODEL FEATURE

What Lies Beneath

Since buying their home in 2020, the Dodge family has been renovating the interior—from full kitchen and bathroom guts, to a mudroom and the addition of a wine cellar. After three years of countless projects, they felt it was time to tackle the outside of the house, with a focus on restoring the original beauty of the home.

“There had been vinyl siding on the house for 50 years, which was a positive in that it had been ‘protecting’ the original 1917 lap siding from the elements. It was also a risky project, because we weren’t certain what the state of the original siding was.”

If the siding had been damaged beyond repair, they ran the risk of having to tear it all off and put up all new siding. Luckily, once the vinyl was removed, only 5% of the boards needed to be replaced. After a couple weeks of patching and priming, their beautiful home boasted a fresh off-white color with creamy yellow undertones.

BEAUTIFICATION COMMITTEE UPDATE

Caring for City Trees

Our beautiful neighborhood is the beneficiary of a variety of mature trees in the city-owned easements, which is the ground between the sidewalk and the curb.

Who owns these trees in the easement can be confusing, especially since we do most of the raking and watering as homeowners. Please remember that while you care for the trees in front of your house, the easement trees are not the homeowner's property.

These trees are the responsibility of the Forestry & Conservation program, a part of the Kansas City Parks & Recreation Department. You can learn more about the program by visiting this page: kcparks.org/forestry-conservation

If you believe a tree in your easement is diseased or dying, or if it presents a risk in the event of a storm, you should report the issue through the City's 311 action line, either via phone or online. Once a case has been assigned to your issue, the Kansas City forester will inspect the tree to determine if it should be removed or pruned, which will be done at city expense. If needed the city will replace the tree at their own expense. If a neighbor does not want to wait for the city to remove a tree (and then grind the stump), one may get a permit from the city, but the removal will be at homeowner's cost.

Speaking of the new trees, while the city is responsible for them it is definitely to your benefit—and to the neighborhood's—to help keep new trees watered the first couple of years as they are getting established to reduce the risk that they will die and have to be replaced.



We did it!

TAPPING INTO CITY RESOURCES

With over a hundred of your signatures and work from passionate board members, CCDHA made a water-tight case to the city's Public Improvements Advisory Committee (PIAC) last Fall.

A NEIGHBORHOOD CENTERPIECE

Nestled in the middle of Country Club District, Schmelzer fountain at Rooster Island greets hundreds of walkers, runners, bikers and drivers each day. It's a pedestrian and cycling super-highway to and from Loose Park. Rooster Island is included on the route for several premiere road races which attract thousands of runners and spectators throughout the year. Many people benefit from this neighborhood gem.

BACKGROUND

In 2020 CCDHA invested \$8,600 for a new fountain which was funded solely by neighbor contributions. The association covered the expense of engineering, installation, landscape and hardscape. In installing the fountain the board made sure the plan aligned with city requirements to eventually tap into the existing water supply. Over the years the fountain has flowed due to the goodwill, time and money from neighbors. The PIAC grant program was the ideal opportunity for the city to partner with our neighborhood to provide a permanent water supply to the island.

TIRELESS EFFORTS

Country Club District board member, Jim Wilkinson, attributes the successful grant plea to community effort, "The main reason we got the grant was because it affected a great number of people and the signatures collected demonstrated how much people appreciate the fountain and what it does for the neighborhood."

Wilkinson and CCDHA Beautification Director Beverly Elving championing this cause was integral to their success, along with efforts from former board members Brad Beets and Cyrus Hund. The in-person presentation to the PIAC Committee was further supported with a slide presentation prepared by board member Keely Daly, who also spearheaded the signature collection drive.

GRANT AWARDED

This spring CCDHA received news that the city will fund the construction project that will tap into the city water line and extend it under Bellevue Avenue to Rooster Island. They have not yet received notification of the start date. ■



***Water supply to Rooster Island
on Bellevue Ave granted by city***



Thank you to everyone who signed the petition and especially to the neighbors who put in so much time and effort into the care of the fountain.

Scan the QR code to the right to learn more about the PIAC program. Applications are accepted through the end of August each year.



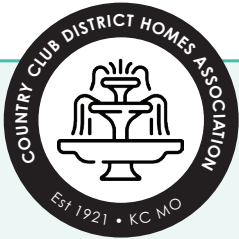
***Have a project idea?
Scan for PIAC info***



4200 SOMERSET, SUITE 216
PRAIRIE VILLAGE, KS 66208
913.385.2440 HA-KC.ORG

In this Issue:

Summer Social on September 8
Annual Resident Meeting Agenda
We did it! Fountain Keeps Flowing
A Transformation



Summer Social

you're invited!

*Bring the whole family to celebrate
with Country Club District neighbors!*

Sunday, Sept 8

5:00 pm

Annual meeting
for Residents

5:30 pm

Picnic &
Family Fun



ROOSTER ISLAND, BELLEVIEW & 60TH

*Enjoy food, drinks, bounce house, fun and games as we catch up with neighbors!
New addition: We will have a specialty cocktail courtesy of Tom's Town Distilling Co.*

*This year we will hold the annual residents meeting before we kick off the party.
Come to the meeting at 5:00 to hear the latest news, financial report and beautification update.*

Please bring a side dish or dessert to share. RSVP using the E-vite or to info.ccdha@gmail.com

COUNTRY CLUB DISTRICT HOMES ASSOCIATION

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

2023-24 BOARD OF DIRECTORS

Kitzi Dingley, President • Matt Dodge, Vice President • Jim Wilkinson, Treasurer
Rachel Chrisman, Secretary • Chris Bannister, Director • Bev Elving, Director
Keely Daly, Communications