

Winter 2025

COUNTRY CLUB DISTRICT HOMES ASSOCIATION NEWSLETTER



Dear Neighbors:

I write this letter on a flight to Oakland, en route to Napa and Sonoma for my wife's and my annual fall wine trip. This marks our 12th visit to California wine country—a tradition we cherish and value deeply. It's a time we eagerly anticipate each year, as it ushers in the holiday season.

Our neighborhood embraces the seasons with enthusiasm, and fall may be the most nostalgic of all.

Despite a warmer-than-usual October and November, the changing leaves and the growing prevalence of festive decorations and lights remind us of the cherished traditions ahead. Some of our neighbors have celebrated these traditions for over 40 years, while others are just beginning to create their own, as we welcome new families into our community. I truly appreciate how our neighborhood reflects a dynamic and evolving sense of togetherness.

On behalf of the CCDHA, I want to express my gratitude to Bev Elving for her years of service on the board, especially for her dedication to beautifying our neighborhood.



Kitzi Dingley, who served as HOA President last year, has graciously stepped into the beautification role, allowing me, previously Vice President, to step into the position of HOA President. I am honored to take on this role and look forward to serving our community. Chris Bannister will take over as treasurer as Jim Wilkinson steps down, though Jim will remain on the board. Additionally, we're excited to welcome Lindsay Johnson and David Epstein as new board members. Keely Daly will continue her excellent work heading up communications.

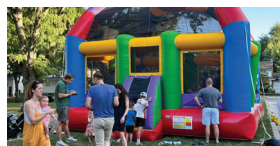
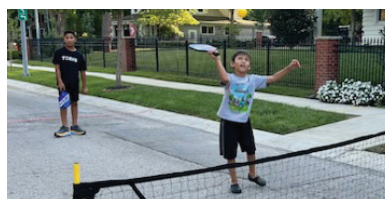
As the days grow colder and we embrace winter, we are all grateful to have spent time with loved ones and celebrate the most joyous time of the year. Wishing you and your family a happy holiday season and the best in 2025!

Warm Regards, Matt Dodge

CCDHA BOARD PRESIDENT

highlights from our summer social

In September of 2024 we gathered on Belleview for our annual party. Thank you to all who came early for the "business up front" meeting.



THANK YOU FOR VOTING

Private Neighborhood Security Approved

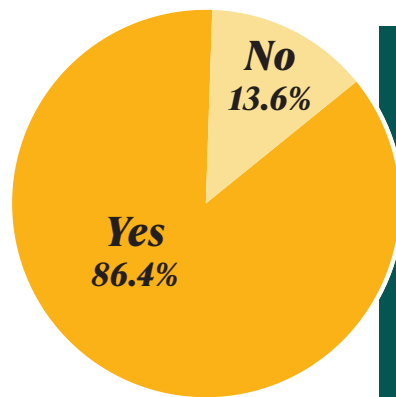
Prompted by resident feedback on crime in the neighborhood, the CCDHA Board distributed a digital survey last Fall to gain a better understanding of issues facing our neighbors. The board then hosted a Town Hall Meeting on October 28 at Country Club Christian Church to discuss concerns and potential solutions. At the meeting we heard from KCPD Community Interaction Officers, presented data on property crime trends in the surrounding area, shared best practices [see inset], learned how neighboring associations are addressing the issue, and listened to residents.

Following the Town Hall, the CCDHA Board reviewed several proposals for private security and ultimately settled on Metro Public Safety (MPS) as the best option to present to the neighborhood. MPS was the top choice based on their range of services, cost competitiveness, and recommendations from neighboring homes associations.

In mid-November neighbors received an email from the CCDHA presenting the proposal and ballot for expanding the association's services to include private neighborhood security. This proposal outlined the increased assessment cost. Voting closed on December 6 to a great response from our neighbors. With 133 households voting, the measure was approved by an 86% majority.

With the measure's approval, the board will begin contracting with MPS for private security services with an anticipated start date in early February. Residents will see the increase on their next assessment. The board plans to evaluate the partnership and value of services next Fall.

Be sure to have "info.ccdha@gmail.com" in your contact list so you can receive important information about security and MPS.



KEEP YOUR PROPERTY & LOVED ONES SAFE

Crime prevention tips from KCPD:

- Don't leave guns and cash in cars
- Don't leave keys in idling cars
- Keep cars in the garage when possible
- Light outdoor areas
- Know your neighbors and communicate with them, especially when you are leaving town
- Get a FREE steering wheel lock at any KCPD station

If you experience crime:

- NEVER confront criminals because they are often armed. Property is not worth risking injury or death.
- Ask neighbors if they have camera footage of incident
- Safely take note of detailed descriptions - such as tattoos, a limp, etc.
- Report ALL crimes. Call the non-emergency number at 816-234-5111 to report minor crimes or report via the myKCMO app or at kcmo.gov. Call 911 for emergencies.

METRO PUBLIC SAFETY (MPS)

- **"Class A" security firm with delegated police powers.**
- **Provides professionally trained and uniformed officers in marked patrol vehicles to conduct random patrols within the CCDHA boundaries 3 times a day/night, 7 days a week.**
- **Patrolling officer will do so in a manner to be most visible to deter, delay, detect and respond to any criminal activity.**
- **All officers hold security licenses with KCPD and are subject to ongoing FBI background checks.**
- **MPS carries general liability, umbrella, worker's compensation, and auto insurance coverages.**
- **MPS's main service is to keep an eye on the neighborhood, be visible, and look for cars or individuals who are casing houses or trespassing and question those individuals.**
- **In addition to patrols, residents will be able to call MPS's 24/7 dispatch to report anything from noise complaints to emergencies in process.**

Other MPS services provided in the contract include:

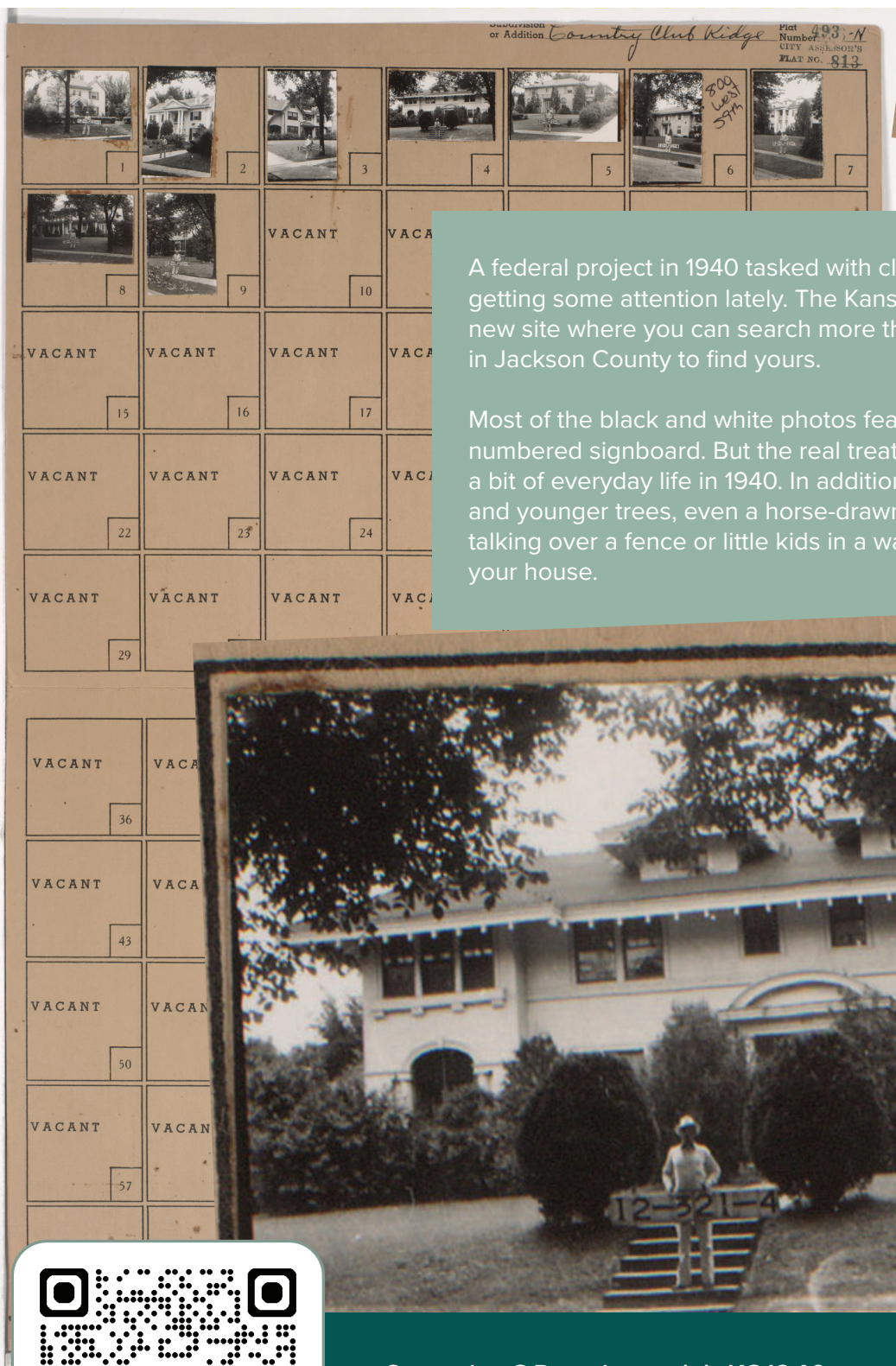
- ☑ **Vacation House Watch Program**
- ☑ **Gate/Door Lockup**
- ☑ **Alarm Response**
- ☑ **Incident Reports**
- ☑ **Roadside Assistance**

More information can be found at metropublicsafetyinvestigations.com

Special thanks to our neighbors at Country Club Christian Church for hosting our Security Meeting in October

■ Journey Back to 1940

FIND THE YOUNGER VERSION OF YOUR HOME



A federal project in 1940 tasked with cleaning up property records is getting some attention lately. The Kansas City Library has created a new site where you can search more than 50,000 photos of property in Jackson County to find yours.

Most of the black and white photos feature a man in a hat displaying a numbered signboard. But the real treat is traveling back in time to see a bit of everyday life in 1940. In addition to seeing different landscapes and younger trees, even a horse-drawn cart, you might find women talking over a fence or little kids in a wagon. Visit KC1940.org to find your house.



Scan the QR code to visit KC1940.org provided by the Kansas City Public Library. You can find your block on the interactive map and there is an option to help them update their records.

MEET YOUR NEIGHBORS

Welcome to the 'hood, Hoods

Ryan Hood and Rebecca Cross moved from Chicago to Prairie Village at the end of the pandemic. While they enjoyed their home on the Kansas side, they discovered they were drawn to the vibrancy, character, and walkability of the Country Club District. Proximity to the local shops and restaurants in Brookside were enticing and reminded them of their old neighborhood.

Ryan and Rebecca were on the verge of giving up looking for a new house when they happened to drive down 63rd Street to see a home pre-listed. "We immediately fell in love with the Norman Tudor architecture. It oozes character and its previous owners did an amazing job with landscaping to really make it beautiful."

Once the couple saw the interior, which maintains the character of a nearly century-old home while being updated with major modern conveniences, they were completely sold.

"If anything, we've spent the last few months trying to 'unupdate' the house to make it a bit more in-line with the era in which it was born. We've had fun sourcing vintage and antique pieces from estate sales and antique shops in the US and Europe."

Ryan and Rebecca are anesthesiologists in the metro area and got married in their new backyard in September. They have a blended family and are starting their own family in 2025.

"Our mini goldendoodle, Penny, has fallen in love with the neighborhood as well; she's become a bit of an escape artist and takes every opportunity she can to sneak out to meet her fellow neighbors and doggos (sorry, we're working on it!)."

This new family adores Brookside and seems to have zero regrets making the transition across the State Line.



Penny the Goldendoodle enjoys her new home all dressed up for the holidays.



Country Club District on Instagram

Follow us to get neighborly tips, city events, and homes association info.

DM us via the app to submit a post or email info.ccdha@gmail.com.

COUNTRYCLUBDISTRICTKC

SINCE SUMMER 2024

Welcome to the Neighborhood

Ferns. Greenway Terr
Crowley 58th Terrace

COUNTRY CLUB DISTRICT HOMES ASSOCIATION

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

BOARD OF DIRECTORS

Matt Dodge, President • Jim Wilkinson, Treasurer
Chris Bannister, Director • Kitzi Dingley, Beautification • David Epstein, Director
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