



HACCD

Homes Associations
of the Country Club District
222 West Gregory - Suite 201
Kansas City, MO 64114

CURRENT RESIDENT OR



CID (continued from page 1)

Association is an example of a CID. Once formed, all property owners are required to contribute revenue to support the CID.

The CID would be a nonprofit corporation governed by an elected board of directors. The term of the CID, which could be for a number of years or perpetual, would be decided by the property owners. To form the CID, a proposal ("Proposal") must be drafted which outlines the CID's goals. The residents would review the Proposal to determine whether to proceed. If they choose to proceed, a petition ("Petition") would be filed with the City of Kansas City, Missouri.

The CID would not duplicate expenses or services with GFHA's current dues because all dues currently assessed to property

owners (except for the legally enforceable \$5.00-\$8.00 average annual dues billed by HACCD) would be alleviated, and there would only be one assessment billed by the CID to the homeowners. This will simplify billing, lower administration expenses, and increase equitable payment of dues in our neighborhood, all of which benefit us, Brookside, and our community.

We are so excited about the possibility of forming a CID, and we cannot wait to share more information with you! This is a great tool for our neighborhood to use to benefit all of the residents. We hope that you will attend the Holiday and the Annual General. To learn more about CIDs and to see the Proposal. Details for these events are on the front page.



Please take a few moments to look at the advertising section. These are YOUR neighbors, and they are helping to fund this newsletter. If you decide to give them your business...let them know where you read about them!

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The GFHOAA board is ready to serve you! Please contact us with any questions, concerns or suggestions.

Greenway Fields

HOMES ASSOCIATION NEWS • KANSAS CITY, MO 64113 • NOVEMBER 2008



Save the Date

December 7
Annual holiday Party
5-7 PM
Home of
David and Danae Dickey
606 West Meyer Blvd

*
December 15
Judging of 3rd Annual
Greenway Fields Holiday
Lighting Contest

*
January 10, 2009
G.F.H.A. Annual General
Meeting
The Brookside Bar and Grill
633 Brookside Plaza
9:00 to 11:00 AM
Breakfast will be served!
Meeting begins at 9:30 AM



President's Letter by Gina Valentino

You.
Your Money.
Your Neighborhood.

Your Board continually works to find ways to improve our neighborhood, to be good stewards of our monies, and to represent all residents with the issues that impact our daily lives.

Residents of 62nd Street, Summit and Pennsylvania are now experiencing the Watershed Project. Thank you to those who participated with the meeting in October. I truly appreciate your eyes and ears on this subject. Your involvement ensures that project surprises are minimized. In turn, the City has been very receptive to our concerns.

Security patrol is active. If you see anything suspicious, or are concerned call the non-emergency number 816-234-5111. You can always call 911 (the operator will

prioritize the call.)

Please read your Board's proposal about the Community Improvement District (CID) and be sure to attend the Annual Meeting on January 10th at the Brookside from 9am-11am. One of the most important advantages with forming a CID is ability to have equitable financial support for the requirements of our Homes Association (island maintenance, the park, snow removal, security, trash pickup, etc.) The CID will also ease the collection of funds and will update our archaic documents.

Stop by the Holiday Party on Dec. 7th and visit with your neighbors and meet new ones! (Thanks David and Danae for hosting.)

Enjoy Greenway Fields,

Greenway Fields Community Improvement District (CID)

Your Greenway Fields Homes Association ("GFHA") Board of Directors ("Board") has been working to determine how to maintain and improve your neighborhood programs like security and snow removal. These programs have

been difficult to maintain because of the limited funding provided for the operation of GFHA by the applicable restrictions. GFHA dues do not cover all expenses incurred by GFHA, and the Board has previously levied special assessments to cover costs like snow

removal, security, landscaping and upkeep of the parks and common areas and other neighborhood improvements.

Because some homeowners in GFHA refuse to pay either dues assessments or special assessments, the remaining homeowners who pay their assessments are forced to subsidize programs for those who do not pay. The Board wants to make payment for the services more equitable, cheaper, and easier to manage, and it recently learned about a statutory tool in Missouri, the Community Improvement District ("CID"), which would allow GFHA to do just that.

A CID is a legal entity and development tool that allows private parties within an area to band together, plan public improvements, and share the costs through an assessment and/or tax paid by all. CIDs are formed with the consent and active participation of a majority of property owners within a defined district. The Brookside Merchant's

Recycle Your Leaves

Leaves, leaves and more leaves! They will be everywhere! You will rake them, jump in them, rake them some more...then what will you do with all those leaves?

Put them in the trash? No way. State law bans yard waste—leaves, grass clippings, garden debris, and brush from our landfills.

Compost or mulch them? Now, that's a good idea! Composting is nature's way of turning yard "waste" into a valuable soil conditioner. Organic material breaks down over time. Composting is a method to speed up the break down process.

Kansas City collects leaves at curbside and takes them to a city composting site, but you can compost them yourselves. It's best to chop your leaves up with a hoe, shovel,

or mower. Compost improves soil structure, holds in moisture and plant nutrients, and promotes strong, healthy root systems for plant growth. It can be mixed into garden soil or lawn soil before planting or seeding.

You can also use leaves as mulch. Spread autumn leaves over your garden and around the bases of bushes, trees, and perennials. Leaves are rich in carbon, phosphorus, and potassium—all essential nutrients needed by plants. During the winter, leaves used as mulch, minimizes the alternate freezing and thawing of the soil which often damages plant roots.

An internet search turns up many composting recipes to help get you started. Let's get busy raking and putting those leaves to good use this fall—recycle them back into your garden and yard whenever possible.



Fall Leaf and Brush Collection Begins

The City of Kansas City, Mo., Public Works Department's fall leaf and brush curbside collection is to begin with collections in our neighborhood as follows:

**November 7 & December 5:
North of 63rd Street**

**November 14 & December 11:
South of 63rd Street**

Collection requirements:

- Paper sacks and small bundles of brush must be at the curb by 7 a.m.
- No plastic bags
- Only masking tape may be used to seal paper lawn sacks
- Brush must be bundled not exceeding 4 feet in length and 2 feet in diameter
- Use twine for bundles, no wire
- Sacks and bundles must weigh less than 40 pounds each
- No more than 20 sacks/bundles per residence
- No grass clippings, no trash
- If wet weather is forecast, cover sacks/bundles with clear plastic.

Residents may also use the City's two leaf and brush drop-off sites, which are open every Saturday from 8 a.m. until 6 p.m. through Jan. 15, 2007. The sites are at 4707 Deramus Ave., and south of Interstate 470 on Raytown Road.

For more information about the leaf and brush collection program, residents may call the 3-1-1 Action Center (City Manager's Office), (816) 513-1313 or 311.

City Sec 50-8.5 (c 5), the salesperson does not have to admit he/she saw the sign, they just have to solicit where a sign is posted, to be in violation. Sgt. Finn believes that if enough people post these signs, and are willing to prosecute violators, our neighborhood will be less desirable for such solicitations. Also, he keeps a copy of the ordinance handy. Some homes may want to alert the neighborhood children who participate in various fund-raising quests, to let the children know that they indeed are welcome.

December Home of the Month



418 W. 63rd Street
Michelle & Brian Wimes with daughters

No Soliciting!

An article recently published in the Homes Association of the Country Club District's newsletter asserted that while many door-to-door representatives may be selling legitimate services, many are simply casing the neighborhood and its houses for future burglaries. Evidently one group, posing as cable company technicians, rang doorbells and announced to the homeowners "You'll see us in the neighborhood working in the backyards replacing cable lines. We just didn't want you

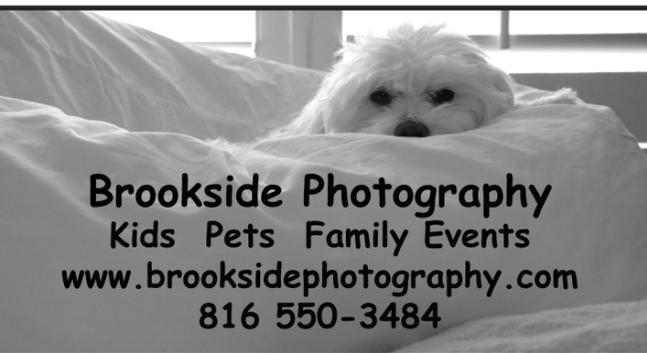
the neighborhood.

The best defense against these practices is a community of well-informed neighbors who report any and all suspicious offers or activity to the police. If we, as organized homeowners, can keep the information about these scams flowing, we'll make our neighborhoods much less attractive to the scammers.

A suggestion from Sergeant Terry Finn was published in the HACCD newsletter. He recommended that people purchase a small 'No Soliciting' sign (his is 2 in x 8 in) and place it on their front door. The signs can be purchased at any hardware store. According to the ordinance [Kansas



to be alarmed if you saw a strange person in your neighbor's yard." That announcement proved to be an attempt to clear the way for a series of midday, back-door burglaries in

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<p>R. Joseph Groebl FINANCIAL ADVISOR Financial Planning Specialist</p> <p>SMITH BARNEY a division of Citigroup Global Markets Inc.</p> <p>Direct: 816-932-7895 Toll Free: 1-800-821-5457</p> <p>Portfolio Strategist is a weekly research publication that is featured on the left side of my website</p> <p>http://www.fc.smithbarney.com/groebl</p> <p>"The market has made a lot of money for a lot of people. Call me if you aren't getting your share!"</p>	<p>Do you need Long Term Care Insurance? We specialize in LTC planning Financial & Health Eligibility Plan & Benefit Design Multiple Leading carriers offered FIND OUT TODAY!</p>  <p>BOB MCCLELLAN, Partner 601 W. Meyer Blvd. Kansas City, MO 64113 (816) 361-0394</p>	<p>When you use one of these advertisers, let them know! Their support helps to publish this newsletter.</p>
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 <p>Thank you for voting us BEST CHIROPRACTOR IN THE SOUTHLAND for the fourth time!</p> <p>Mention this ad and receive half off your initial exam</p>  <p>Dr. Aaron T. McDonald 336 West 75th Street • 75th and Wornall Road • 816-361-BACK (2225)</p> <p>Call In. Get In. Experience Life. Center of Life Chiropractic.</p>	 <p>CHIMNEY TECH "Your full service chimney technicians"</p> <p>David Gilliland 1035 E. 23rd Avenue N. Kansas City, MO 64116 816 221-9981 • Fax 816 221-5597 chimneytech@linkcity.org</p> <p>Greenway Fields Homes Association General Meeting</p> <p>* January 10, 2008 The Brooksider 633 Brookside Plaza 9:00 to 11:00 AM Breakfast will be served! Meeting begins at 9:30 AM</p>	<p>VOTED BEST FAMILY DOCTOR OF SOUTHLAND 2 YEARS STRAIGHT</p> <p>2002 Personalized Care for a Lifetime</p>  <p>Dr. Darren E. Killen, MD Board Certified Family Physician</p> <p>Family. Many definitions, many types, one Doctor for your family, for life.</p> <p>Brookside Family Medicine</p> <p>7130 Wornall Rd. Kansas City, MO (816) 523-9355</p>