

THE RENAISSANCE

Official Newsletter of Renaissance Place HOA

IT'S FALL Y'ALL **Let's take care of Our Trees and Shrubs**

Trees should not be hanging over the fence that surrounds the HOA development. If you have trees that fit this category and they are on your property it is the owners responsibility to have the tree trimmed or cut down. If there is a storm it could cause the tree to snap and damage the fence.

If the tree damages the HOA's fence there is a \$2,500.00 deductible that must be paid before the fence can be repaired. If the tree is on your property and it falls on the fence you will be responsible and billed the deductible on your HOA Account.

Please also look at any shrubs or plants that are leaning against the walls that are on your property; these should be kept trimmed.

Also be considerate of your neighbor if you have trees or shrubs that hang over their house and/or fence these items could cause damage to your neighbor's home. Please work with your neighbor and have the items taken care of.

Fall Curbside Leaf and Brush Collection

- Sacks and bundles should be placed at the curb by 7:00 a.m. on the regularly scheduled trash day, but not before 3:00 p.m. on the previous day.
- No more than 20 sacks and bundles per household.
- Sacks and bundles must not weigh more than 40 pounds each.
- Use only paper lawn debris sacks. No plastic bags.
- If you seal the sacks, use masking tape only; do not use plastic or duct tape.
- No grass clippings. No trash.
- All branches must be bundled. Branches must not be more than 3 inches in diameter.
- Bundles of branches must not be more than 2 feet in diameter and not more than 4 feet long.
- Use twine or jute rope to tie bundles; do not use wire or plastic tape.
- If wet weather is forecast, cover sacks and bundles with clear plastic.

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2024 Fall Curbside Collection

Round 1
South: October 21 - 25
North: October 28 - November 1
Central: November 4 - 8

Round 2
South: November 18 - 22
North: December 2 - 6
Central: December 16 - 20



Several Board Positions Will Be Vacant by December 2024

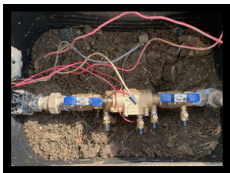
In December 2024, four board positions will become available, as well as an additional position that is currently vacant. This is your opportunity to serve your neighbors and help maintain our neighborhood's livable and vibrant appeal.

Please review the insert outlining the duties and powers of elected board members. If interested, please submit your name to RenaissanceHOA18@gmail.com by October 31.

Where IS The Money Going?

"How is my HOA assessment being spent?" This is a common question asked by residents. Here are a couple of examples of how your HOA dues assessments are spent:

Bernard Powell Expense \$1,878.00 - Year 2022
Mersington Court Expense - \$1,753.70 - Year 2023



These expenses were related to backflow testing and repair of the sprinkler systems located in Mersington Court and Bernard Powell Circle.



Important Information

Please see the attachments to the newsletter regarding where to send HOA payments, how to access the HOA ByLaws and important phone numbers to report incidents that may occur.

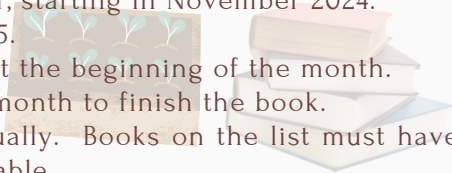
Walking Club

- Members will meet once a week to enjoy a "Walk & Talk" on the corner of 19th & Myrtle Ave at the top of the hill.
- We will walk around Renaissance for 30-40 minutes.
- Weekday evenings or weekend mornings are preferred until the weather no longer permits.
- The goal: Keep the day and time the same every week for consistency



Book Club

- We will read a new book every quarter, starting in November 2024.
- The next book will be in February 2025.
- Club members will vote on the book at the beginning of the month.
- The member has until the end of the month to finish the book.
- Meet ups at someone's house or virtually. Books on the list must have an E-Book or Audiobook version available.



Contact 816.682.5825 if you are interested in joining either group.

Thoughts and Prayers

If you know of any neighbors who are ill, please send their name and address to RenaissanceHoa18@gmail.com

Congratulations!

If you know of any neighbors who have noteworthy accomplishments, please send their name and address to RenaissanceHoa18@gmail.com

HOA Board and Officers

- President** - Linda Jones
Treasurer - Carolyn Spears
Secretary - Kymberly Daniels
Board Member - Joyce Peebles
Board Member - Carla Smith
Board Member - Dorothy Ruffin
Board Member - Michaela LaBlance
Board Member - Chiquita Cobbins

2024 Upcoming Events

- Board Meetings
November 12 6:30p
- HOA Meetings
December 14 11:30a - HOLIDAY BRUNCH meeting at Gregg Klice Community Center. Additional information will be sent via e-mail.
- DUMPSTER DAY
October 5 9A-1P (Revised Date)



Section 8. Duties.

The duties of the officers are as follows:

President

- a) The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President

- b) The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him/her by the Board.

Secretary

- c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses and shall perform such other duties as required by the Board.

Treasurer

- d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.



BOARD MEMBERS

(5/11/2024)

Renaissance Place Homes Association
RenaissanceHOA18@gmail.com

Director – Safety & Security

This position is responsible for being the liaison between Renaissance HOA and the KCPD.

Receive monthly reports from the KCPD to be shared with the Renaissance HOA Community,

Investigate how those with security systems can be useful to the KCPD when crimes are committed. Keep Renaissance HOA community abreast of what goes on in our community regarding safety and security.

Share updates in the quarterly newsletter and attend meetings initiated by the KCPD that may deal with our Renaissance HOA Community.

Enlist Renaissance HOA community volunteers to pull together a safety plan for our Renaissance HOA Community.

Director - Covenant, By-Laws, Rules and Declarations

Responsibilities include interpretations, documenting requests and submitting to the board for review and approval.

Director – Architecture

Responsible for administering and making sure they are adhered to as noted in the Declarations and bylaws. Fences, painting, common areas, solar panels, etc.

Director - City and Community Activities

Keep the Renaissance HOA Community aware of city and community activities that may affect our HOA. This may include attending city meetings that may affect our Renaissance HOA Community.

Director – Hospitality

Responsible for welcoming new HOA members into the community. Sending out condolences when needed.

Assist with HOA functions such as Meet and Greet, Fish Fry, etc.

NEED TO KNOW INFORMATION:

1. HOA Payments

Who should questions be directed to regarding HOA Payments and Invoices?

Questions should be directed to:

Patty Steele, Director of Operations 913-385-2440 psteele@ha-kc.org

Responsible for day-to-day operations including monthly dues billings, vendor check preparation, special mailings, database maintenance, directories, website updates.

2. Where can I see a copy of the HOA By-Laws and Declarations?

The By-Laws and Declaration are contained on the following website: <https://www.ha-kc.org>

You would select Missouri Associations and then click “Renaissance Place”. You will then see the following menu:

Renaissance Place

- [Board Roster](#)
- [Bylaws](#)
- [Financial Statements](#)
- [Minutes](#)
- [Newsletters](#)
- [Restrictions](#)

Note 1: By-Laws and Restrictions (Declarations) are the two sections of the Covenant.

KCPD (Kansas City Police Department)

Questions and Answers on handling situations:

1. How should I handle seeing where someone has dumped trash on our surrounding properties on Bernard Powell, Jackson or Cleveland?

Answer: You should call 311 to report the dumping. 311 will take that report and send out workers to have the trash removed.

2. Homeless Trespassing how is this handled?

Answer: If, Homeless trespassing is **on private property of Renaissance Place**, we should call 911 and report to have trespassers removed.

If you notice a homeless camp that has been set up and is not on Renaissance property, how should it be reported?

Answer: You should make a report to 311.

3. What should I do If I notice a suspicious person looking in my window?

Answer: You should make a report to 911.

4. If you notice a suspicious person sitting in a car in the neighborhood, how should it be reported:

Answer: You should make a report to 911.

5. If I see a suspicious person going house to house how should I report?

Answer: You should make a report to 911.

6. How should I report illegal parking and car seems suspicious?

Answer: You should report to 911. If you can get license number, it would be helpful to the KCPD. A picture with license number would be very beneficial.

8/19/2024



Connects people with resources in our community that provide help to those in need and accept help from volunteers.

311 Kansas City residents can make reports about neighborhood & community concerns– including trash pickup, property violations, and lost pets.

411 is the leading white pages directory for phone numbers.

611 in the U.S. and Canada for an immediate connection with a wireless service provider.

811 call before you dig.

911 An emergency is any situation that requires immediate assistance from the police, fire department or ambulance.

988 Is a live chat and text suicide & crisis lifeline for mental health and suicide prevention support.