



# Oak Meyer Gardens Homes Association Neighbor *to* Neighbor

OCTOBER 2006

A MEMBER OF THE HOMES ASSOCIATIONS OF THE COUNTRY CLUB DISTRICT

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## Condo Craze Comes to Oak Meyer



We started the legal process two years ago, and construction shortly after that.

Duplexes that were renting for around \$600 per month are now selling as town houses for between \$185,000 and \$188,500.

Each town house has 1,800 square feet, with two or three bedrooms, 2 1/2 baths, and a detached one-car garage. The interiors have been opened up to create a loft-like feel, with stainless steel kitchens and granite countertops. Each town house has a large rear deck and

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Drive or walk along 63rd Terrace between Oak and Cherry, and you'll notice that dramatic improvements have been taking place in this part of Oak Meyer Gardens.

Nine duplexes on this block have been, or are in the process of being,

renovated and converted to town homes.

Project developer Jerry Cipolla, an OMG resident, started purchasing the duplexes nine years ago.

"Seven years ago I decided to convert the duplexes to town houses.

## Meet your neighbors at the OMG Autumn Bonfire

All OMG residents are invited to an autumn bonfire at the Boy Scout firepit in Holmes Park Sunday, October 22 from 3 to 6 p.m.

The fire pit, constructed by local Boy Scouts, is located in the northeast corner of Holmes park, and will be a source of warmth as we gather around it to social-

ize and cook the marshmallows and hotdogs provided by the OMG

Homes Association. Soft drinks will also be provided, but bring your own chair and roasting stick! Bring a cooler if you have your own food or beverage preferences.

University Academy is generously allowing parking in its south lot near the fire pit. Hope to see you there!



## License Plate Tab Theft

### What to do if yours are stolen

As many residents of Kansas City know all too well, the theft of license plate tabs is common. The crime creates a great deal of hassle for its victims.

The Missouri Department of Revenue, which oversees issuance of vehicle licenses, is aware of this problem and has issued rules allowing for easier and less-costly replacement of stolen tabs.

Not only does the Department of Revenue recommend that vehicle owners place their tabs on the middle of their license plates, but it is currently working on instituting a "Tabs-on-Demand" program. This program will allow tabs to be printed directly in the contract offices and will contain the plate number that corresponds to the tab. "Tabs-on-Demand" is not fully implemented yet, but should be available statewide by next summer.

In the meantime, vehicle owners should be aware that they may

replace stolen license plates or tabs and receive up to two sets per year at no cost if the applicant submits one of three documents at the time of replacement. A \$3.50 processing fee will still apply, however.

One of these documents, showing that your tags were stolen, is required to receive free replacement:

- Affidavit from law enforcement signed by the police and notarized
- Copy of the Missouri Uniform Law Enforcement System (MULES) report
- Copy of the police report

According to 301.302, RSMo, law enforcement should not ticket a vehicle owner for missing license plate(s)/tab(s) if the owner indicates that the plate(s)/tab(s) have been stolen and a check on the vehicle registration shows that the vehicle is properly registered. A warning may be issued. If a ticket is issued in error, court costs will be waived.

## Dumpster Day Success



On Saturday, June 17 OMG's dumpster day and household hazardous waste drop off took place in the parking lot behind St. Peter's School. The service proved to be a huge success, as two full dumpsters of unwanted items were collected that day.

Even more popular with residents of OMG was the household hazardous waste drop off, as scores of people cleared their basements and garages of old paint cans, oil, batteries, and other items that are difficult to discard easily and responsibly. OMG board members collected three separate pickup loads of hazardous waste items and took them to the Kansas City Environmental campus to be disposed of appropriately.

If you would like to see the OMG Homes Association provide these services again, please let us know. We are particularly interested in learning what time of year these services would be most useful to residents.

## Just call "3-1-1" for City Services

Instead of trying to figure out which city department you need to call and waiting while you are transferred around to the correct person, just dial "3-1-1" to get the city services and information you need. 3-1-1 is a convenient and easy-to-remember telephone number that provides citizens with one-

call access to non-emergency city services and information about Kansas City. Citizens can track their request for service by referencing their case number when calling the 3-1-1 Action Center. They can also use the City's website to enter a request for service and track it later. More info: [www.kcmo.org/manager.nsf/action/home](http://www.kcmo.org/manager.nsf/action/home)

## 63rd Terrace Town Homes continued from page 1

fenced yard, as well as a smaller "martini" deck over the front entrance. Eight of the townhouses have been sold, with most buyers and interested parties ranging from young professionals to people who are looking to downsize.

Of course, this means that there are even more OMG homeowners joining our Homes Association, so next time you are out walking, be sure to stroll down 63rd Terrace and wave "hi" to your new neighbors.

## About Oak Meyer Gardens Homes Association (OMG)

The Oak Meyer Gardens (OMG) neighborhood is located within an area between 63<sup>rd</sup> Street and 69<sup>th</sup> Streets, Holmes and Oak. OMG is a member of the Homes Associations of the Country Club District (HACCD). The OMG Homes Association is represented by a volunteer board voted in each year at the annual neighborhood meeting. Professionals at the HACCD assist the Homes Association with its administrative requirements. The HACCD also handles complaints that neighbors may have about codes, noise, pets, or other potential violations.

## Infrastructure & City Services Update

by Doc Sade

One of the more frequent questions we hear while walking in the neighborhood is “What can we do to have the city install/repair our sidewalks?” As well as “Why do we have to pay for them?”

### SIDEWALKS & STREETS

Kansas City’s Code of General Ordinances, Sec. 64-243, obligates the property owner to keep in repair the sidewalks, curbs and driveway approaches abutting their property. The term “repair” is deemed to mean whatsoever is necessary for the preservation of such facilities and to render them safe and convenient for public use. To read this ordinance in detail, as well as all the other ordinances, go on-line here: <http://www.municode.com/resources/gateway.asp?sid=25&pid=10156>

So you’ve read the guidelines and now want to either have sidewalks repaired or, in some cases, installed. There are four ways to get sidewalk improvements:

#### 1. Permit

Any property owner may get a permit to replace the curb, driveway or sidewalk. This work can be completed by the property owner or by hiring a private contractor. The reconstruction must be performed to meet city standards for grade, materials and installation and bonded for a period of two years after completion. *All this work will be at the cost to the property owner.* Permits are issued on the fifth floor of City Hall.

#### 2. Citywide Hazardous Program.

The citywide hazardous program enables the City to respond posi-

tively to residents calling in requests for improvements to the sidewalks anywhere in the city. It can be in front of your property or in front of any property in the city. The request will be investigated and the property owner notified. The property owner will be given 20 days to correct the hazard. If the hazard is not corrected, the hazard will be added to the next citywide hazardous contract. Once constructed, the cost of the repair will be assessed to the property owner, except for repairs on corners. To report a hazard, call 816-513-1313. The criteria for hazardous sidewalks can be found on-line here: <http://www.kcmo.org/pubworks/stds/sidewalk/CondemnationandReconstructionCriteria.pdf>

#### 3. Sales Tax Project (PIAC)

The sales tax projects are funded through PIAC. Projects must be submitted to the PIAC committee by Aug. 30 of every year. By the end of the following April, the City Council will approve the capital improvement projects. Once approved, these projects will be constructed that summer. However, if there are hazards in the project area, these will be assessed to the property owner. To request a project you can fill out a PIAC form on-line at the following web address <http://www.kcmo.org/Publicimprovements.nsf/Request?OpenForm>

#### 4. Petition

In Council District 4, a petition can be circulated among the property owners on the block to request the entire block be replaced and assessed to the property owners. The



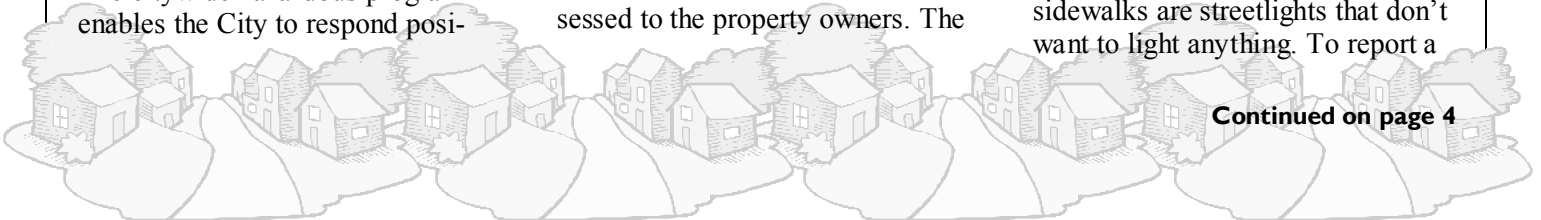
following is the process for a petition project. Petition projects have all costs paid for by the benefiting property owners, except amounts that the City Council may approve as a subsidy and work within the intersections that are covered by public funds. In the 4th Council District the subsidy rate is 20 percent of the assessable cost. As provided in the City Charter, assessable costs under the petition are apportioned to property owners using the front foot rule. After petitions are received, public hearings are held to receive comments from all property owners effected by the project. If outcome of the hearing results in decision to proceed, the improvements are constructed and assessment tax bills issued to repay the Revolving Improvement Fund monies expended. You can fill out the petition form here: <http://www.kcmo.org/pubworks/stds/sidewalk/PetitionSignatureForm.pdf>

If you simply want to call in a complaint on a sidewalk, curb or driveway, call 513-1313. To contact the City’s Sidewalk Group call 513-8700. *You may also use the city’s new “3-1-1” service in lieu of any city numbers listed in this article.*

### LIGHTS

Almost as annoying as cracked sidewalks are streetlights that don’t want to light anything. To report a

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## OMG Annual Meeting Scheduled for Nov. 12

The annual Oak Meyer Gardens Neighborhood Association meeting will be called to order on the evening of November 12, 2006. This year, residents will meet in the St. Peter's Legacy Center at the corner of Meyer and Rockhill, where the OMG Homes Association will provide supper for meeting attendees. A half-hour meet-and-greet will begin at 5:30 p.m. (after the Chief's game) and the meeting will begin at 6 p.m. Agenda items will include voting to approve the 2007 association budget and nomination and voting on 2007 board members.

### Infrastructure Update

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dead/damaged/faulty streetlight, you can either call 816-513-9500 or fill out the easy on-line form at <http://216.62.88.52/ColdFusionApps/streetlight/stlight.cfm>

### STORM SEWER SYSTEM

With fall upon us there is an excellent chance that some catch basins in

the neighborhood will become clogged. To report this, call 816-513-2180.

Finally, the Brookside Watershed Improvement Program is well underway. Teams are meeting on the upcoming storm drainage and sanitary sewer improvements to the Brookside Watershed Area. In an effort



to alleviate flooding in the Brookside, the City of Kansas City, Missouri is working with local engineers to study and design projects to address Brookside's storm drainage and sanitary sewer concerns. If you would like to work on this initiative, or just learn more information about it, go on-line here: [www.kcmo.org/water.nsf/web/default?opendocument](http://www.kcmo.org/water.nsf/web/default?opendocument)

OCTOBER 2006 NEWSLETTER

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