

Westmont News – July 2024

Board member's names, positions, and contact information listed below:

- **President** – John Ziegelmeyer, 785-550-5127, jjziegjr@gmail.com
- **Vice President** – Larry Tittle, 816-916-8163, jltreno@gmail.com
- **Treasurer** – Blaine Halvorson, 913-219-8081, bhalvorson2369@att.net
- **Secretary** – Carol Searcy, 913-908-7009, carol@mlcfinance.com
- **Lawn & Grounds Director** – John Rudzinski, 904-651-9219, jhnrudzinski@gmail.com
- **Social Director** – Ray Hawk, 816-714-8444, sterno4520@aol.com
- **Landscape Committee Chair** – Sharon Kralicek, 913-424-4287, skkralicek44@gmail.com
- **Public Relations Chair (Newsletter)** – Carol Barlau, 913-219-8008, carol.barlau23@gmail.com

Happy Summer!

PRESIDENT'S REPORT – John Ziegelmeyer

It's the season of sunshine, picnics, county fairs, and outdoor events and activities. As we dive into our summer fun, let's all remember to be mindful of our neighbors' well-being as well as our own. Stay hydrated, wear sunscreen, wear a hat and sunglasses to protect yourself from the sun, seek shade during the midday heat, and don't hesitate to lend a helping hand to others. Checking on your neighbors can make a big difference, so let's keep our community safe and happy this summer. And don't forget to look out for our four-legged friends. Enjoy!

Trees, Trees, Trees - A couple of reminders regarding the trees in Westmont:

- 1) Get your trees inspected and treated for disease and iron deficiency. The Board has made arrangements with Ryan's Lawn & Tree (913-381-1505) to inspect your trees for free and provide treatment, if needed, for \$150 per tree. You do not have to choose Ryan's; the important thing is to have your trees inspected. One of the most beautiful aspects of our neighborhood is our mature trees. Home buyers love them, so this is a great investment for your property. We have lost a couple of our mature trees due to disease and storm damage over the past year at a far greater cost to the homeowner than \$150. Take action now! Don't forget about the trees in the boulevard in front of your house as they belong to you, not the city.
- 2) Trimming the dead branches on your trees is crucial for several reasons. First, it enhances the tree's overall health by preventing the spread of diseases and pests that can thrive in deadwood. Secondly, it promotes safety, as dead branches are prone to falling, which can pose a significant hazard to people, property, and power lines. Removing dead branches allows the tree to allocate more resources to healthy growth, improving its vitality and appearance. Lastly, it aids in maintaining a tree's structural integrity, reducing the risk of damage during storms and other adverse weather conditions. Trimming dead branches can be done at anytime. It is best to get the help of a trained and licensed tree trimming company.
- 3) Raising the canopy and trimming and shaping your trees offer several benefits. It enhances the aesthetic appeal of your landscape, making it look well-maintained and inviting. This practice also improves tree health by allowing better air circulation and sunlight penetration, reducing the risk of disease. Properly shaped trees can also stimulate growth and increase fruit or flower production. Overall, regular tree maintenance ensures a healthier, safer, and more attractive outdoor environment. The best time to prune and shape your trees is typically during the late winter to early spring, just before the new growth starts. During this period, trees are still dormant, which minimizes stress and reduces the risk of disease and pest infestation. Pruning in late winter allows for better wound closure and healing as the trees enter their active growth phase. However, the exact timing can vary depending on the tree species and climate conditions. Always consider the specific needs of each tree type and consult a trained and licensed arborist.

4) Be watching Directory Spot and the flyer mailboxes for a flyer with pictures of some of the trees in Westmont and how to spot when your trees need attention, coming soon.

Directory Spot - It's important to provide your contact information into Directory Spot. We had a situation in the neighborhood that was an emergency, and it was not possible for the homeowner to be contacted because the information was not available. If you don't want to add your information in Directory Spot, at least allow a couple of your neighbors to have your emergency contact information. If you have any questions, contact westmonthelp@gmail.com .

Board Meeting - Please note there will not be a July Board Meeting. Enjoy your summer!

VICE-PRESIDENT'S REPORT – Larry Tittle

Light Up Westmont – We just received more LED Dusk to Dawn light bulbs for the Westmont neighborhood. Many neighbors are still requesting the light bulbs. I'm still thankful for Larry Roberts and his ladder for helping install many of the bulbs. Please contact myself or another Board member if you are interested.

It's HOT Out - And July won't be any cooler. Please take time to check on your neighbors.

ARC Forms - Remember to submit an ARC form for those outside improvements: painting, roofing, driveways, new decks, and fencing. Here is the address link to the ARC form on our website which can be completed online and downloaded for printing and/or email submittal:

http://ha-kc.org/images/associations/350/Westmont_ARC_2022.pdf

TREASURER'S REPORT – Blaine Halvorson

The May financials have been reviewed and found to be in order. This month we have six delinquencies. I have prepared and sent letters to those two months or more in arrears, reminding these homeowner to not only bring their account to currency, but resolve any outstanding late fees and interest. If these balances remain at the end of the month, they will be referred to the HA-KC for communication and processing.

I want to continue to remind all residents to take advantage of the HA-KC's automated check handling service and simplify the monthly dues process. Through this free program, your monthly payments are automatically deducted from your bank account, and eliminates the worry of your monthly dues reaching the HA-KC on time. I encourage you to contact Doug Luther at the Homes Association of Kansas City at (913) 385-2240 or dluther@ha-kc.org to enroll today

LAWN AND GROUNDS REPORT – John Rudzinski

Precision Lawn Activities for July – Precision Lawn will continue mowings on Thursdays, weather permitting. Sometime during the first half of July, Precision Lawn will trim shrubs and apply insecticide in the common areas and the **front yards only** of the homeowner's property. If you **do not** want your shrubs trimmed or sprayed, please put up a sign in your front yard. A Directory Spot email notification will be sent out a few days prior to the activity taking place as a reminder.

Storm Cleanup - I want to thank everyone for helping to clean up after the storm on May 26th. Straight line winds can cause a lot of damage and debris to be littered about. Thanks for keeping Westmont looking good.

Lawn Sprinklers - A couple of reminders:

- 1) Do not program your sprinklers to run on Thursday mornings as this is our scheduled mowing day.
- 2) The best time to run lawn sprinklers is early in the morning, typically between 4 a.m. and 10 a.m. During this time, temperatures are cooler and winds are generally calmer, reducing water evaporation and ensuring more water reaches the roots. Additionally, watering in the morning allows the grass to dry out during the day, which helps prevent fungal diseases and other lawn issues caused by prolonged moisture. Watering in the evening or at night is less ideal because the cooler, damp conditions can promote the growth of mold and mildew.

- 3) Be sure to check your sprinkler heads to ensure adequate coverage and get them adjusted either by a sprinkler company or yourself, if needed. They can get out of adjustment and then you could be missing part of your lawn or flower beds or you could be wasting water by covering the street and driveway.

SOCIAL DIRECTOR'S REPORT – Ray Hawk

Westmont Bridge Club - It meets on the second Tuesday of the month from 1 to 4pm. The next meeting will be July 9th. If you would like to play “friendly” bridge with your Westmont neighbors, please call Brenda Flagler for details at 913-498-1617.

Social Clubs - Now is the perfect time to consider starting or joining a social club to connect with like-minded individuals who share your interests. Whether it's a book club, card club, game night, or gardening club, social clubs provide opportunities to make new friends and enjoy shared activities. Contact Ray Hawk or one of the social committee volunteers and we will help you get started and get the word out.

Social Events - The social committee has a few more events planned for this year. Currently in the works are an educational workshop (topic TBD), National Good Neighbor Day - 9/28, a Picnic/Potluck, Happy Hour at Pinstripes, and a White Elephant Gift Exchange. More details will be forthcoming. If you have any ideas, please share them by contacting Ray Hawk or the Social Committee - Pam Tittle, Robbi Arenson, John Rudzinski or Carol Barlau.

New Neighbors - Welcome to our new neighbors! We are so glad you chose Westmont!

11932 Mackey - Jessica & Christine Robertson

8414 W 119th Terrace - William & Peggy Lindsey

THIS AND THAT – Carol Barlau

Westmont Backyard & Garden Tour - Despite the hot weather, the Westmont Backyard and Garden Tour drew a crowd of 30 people who braved the heat for a delightful experience. The attendees were pleasantly surprised by a refreshing breeze and occasional cloud cover, which made the day more enjoyable. Each backyard and garden showcased was unique and beautiful, reflecting the individual homeowner's style and dedication. The group particularly enjoyed hearing the homeowners describe their plants and the effort they put into their landscape and flowerbeds. This tour not only provided a visual feast (and an actual feast of donuts, cinnamon rolls, brownies, cookies, water and lemonade), but also facilitated a rich exchange of gardening knowledge and tips among participants. Look for a picture collage flyer coming soon to the flyer mailbox and Directory Spot.

I hope this event will spark an interest in forming a monthly or bimonthly gardening “meet-up.” We could start in July, go thru October, and then pick back up in March. Sounds like fun to me! Contact Carol Barlau if interested.

Closure of 119th Street Interchange Coming This Summer - 69 Express construction is ongoing as KDOT works to widen and reconstruct roads and bridges and add a new express toll lane in each direction of US 69 between 103rd and 151st Streets. Here is a high-level timeline:

- In June, ramps at 119th Street and US 69, including southbound US 69 to 119th Street and 119th Street to northbound US 69 ramps, will close for 120 days
- In July, the northbound US 69 to 119th Street ramp will close for 90 days
- In August, 119th Street between Grant Street and Farley/Three Lakes Parkway and the 119th Street to southbound US 69 ramp will close for 60 days.
- The 119th Street interchange and ramps are scheduled to reopen in October.

You can find construction updates and closure information and sign up for text alerts at 69express.org.

BOARD MEETING

The monthly meetings of the Board are held on the **third Monday of the month** beginning at 6:30pm at St Thomas Episcopal Church, 12251 Antioch Road in Parrish Hall 1. There will be no board meeting in July. The next board meeting will be August 19, 2024.