

Westmont News – August 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

PRESIDENT'S REPORT – John Ziegelmeyer

Westmont Fall Garage Sale - It's time to get ready for the Fall Garage Sale which will be Thursday, Sept 12 through Saturday, Sept 14. Once again, we will arrange for a pick up of unsold items the Monday after the sale.

Westmont Annual Meeting - Mark your calendars for the Westmont Annual Meeting which will be held on Tuesday, October 15, 2024 at the St. Thomas Episcopal Church. Additional information will be forthcoming.

Traffic - With all the construction in the area, there seems to be an increase in "cut through" traffic in our neighborhood. Please be extra cautious when driving and keep an eye out for your pets and kids.

Trees - We have seen some activity with getting trees trimmed and treated the last few weeks. Thank you for taking care of your trees. And remember....it's still not too late.

Another Month of Summer - Please remember to take care of yourself as we move into another month of summer. Checking on your neighbors can make a big difference, so let's keep our community safe and happy.

VICE-PRESIDENT'S REPORT – Larry Tittle

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 June financials have been reviewed and found to be in order. This month we have four homeowners two months or more in arrears. I have prepared and sent letters to those homeowners reminding them to bring their account current and 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 additional communication and action.

I want to continue to remind all residents to take advantage of the HA-KC's automated check handling service and simplify your 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

On a more upbeat note, a mid-year glance at our operating budget shows Westmont to be well on track to meet our year end budget target.

LAWN AND GROUNDS REPORT – John Rudzinski

Precision Lawn Activities for August – Precision Lawn will continue mowings on Thursdays, weather permitting. In the event of excessive heat, we may skip a mowing. A Directory Spot email notification will be sent.

Fall Lawn Renovation - Fall provides optimal conditions for seed germination and establishment, as the soil is warm and moisture levels are relatively consistent. By renovating or over-seeding your lawn, you can fill in bare or thin areas, improve the overall density of grass, and enhance the resilience of your turf against pests, diseases, and environmental stressors. Here are a few tips:

- 1) Clear the lawn of any leaves, sticks, or other debris and look for bare patches or thinning grass.
- 2) Roughen up the bare spots to help grass seeds make better contact with the soil, adding soil, if needed, to level areas to improve drainage. You may consider treating your entire lawn by aerating your soil. Aeration removes small plugs of soil from the lawn which reduces soil compaction, improves water and nutrient absorption, and provides better conditions for new grass roots to grow.
- 3) Spread the grass seed evenly and make sure to choose a seed mix that is right for your environment, i.e., drought-tolerant, shade-tolerant, traffic-tolerant, etc. Grass seed is less likely to grow if it is not covered, so apply a light cover to keep the moisture near the seed and keep the seed from blowing away.
- 4) Apply a slow-release fertilizer designed for the Fall. This will provide nutrients to the new grass and help it establish strong roots before winter.
- 5) Water, water, water. The ground needs to stay consistently moist for the grass seed to germinate. Continue watering lightly so the soil does not become hard or baked until the new grass is well established. Once the grass is about 3 inches in height, you can start mowing it. Be gentle and avoid cutting more than one-third of the grass height at a time.

Now, sit back and enjoy your lawn knowing it will be lush and healthy next spring.

SOCIAL DIRECTOR'S REPORT – Ray Hawk

Westmont Bridge Club - It meets the second Tuesday of the month from 1 to 4pm. The next meeting will be August 13th. If you would like to play a “friendly” game of bridge with your Westmont neighbors, please call Brenda Flagler for details at 913-498-1617.

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 contact Ray Hawk or the Social Committee - Pam Tittle, Robbi Arenson, John Rudzinski or Carol Barlau.

THIS AND THAT – Carol Barlau

Another “Three-Peat” - In addition to the KC Chiefs entering the 2024 season as back-to-back Super Bowl champions and beginning their quest to become the first NFL team to win three in a row, Patrick Mahomes is experiencing his own “three-peat.” That’s right...Patrick and Brittany are expecting their third child. The gender reveal indicates ... a girl.

A Hallmark Movie - Hallmark is filming a movie in Kansas City called, “Holiday Touchdown: A Chiefs Love Story” which stars Hallmark favorites Tyler Hynes (swoon) and Hunter King. No word yet if Patrick, Travis or Taylor Swift will make appearances, but Andy Reid, Mercole Hardman, Clyde Edwards-Helaire, George Karlaftis, Trey Smith, and even Momma Kelce will be appearing. Look for it this Fall.

Kelce Mix Cereal - General Mills is releasing a new cereal that is a mashup of Travis and Jason’s three favorites - Reese’s Puffs, Lucky Charms and Cinnamon Toast Crunch. Look for it on the grocery store shelves coming soon and look forward to watching several commercials starring the Kelce brothers.

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. The next board meeting will be August 19, 2024.