

Westmont News – November 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
- **Board Member** – 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 Annual Meeting – The annual meeting was held on Oct 15 with approximately 45 people in attendance. Everyone enjoyed the box dinner and fellowship. Thank you for showing your support for the Board and this community. If you would like a copy of the agenda and packet of information from the meeting sent to you via email, contact Carol Barlau.

Westmont Board Election – Thank you to the homeowners who voted. We really appreciate your participation in support of our community. The votes have been counted and Rose Marie Frank was unanimously elected for a three-year term (2025-2027). Thank you to outgoing board member Sharon Kralicek for her service over the last three years.

Non-Resident Owners – The City has advised us that there are several rental properties in the neighborhood that are not licensed. Overland Park requires that all rental properties be registered with the appropriate fee paid and an inspection every two years. So, if you have a rental property and are not registered, you may be getting a notice from them.

Get Ready for Winter – Although we still hope to enjoy some nice Fall weather for a bit longer, winter is coming. Here are a few reminders for you:

- Have your HVAC system checked.
- Test your smoke, carbon monoxide, and CO2 detectors.
- Insulate and caulk to help keep the cold air out and warm air in.
- Clean your gutters of leaves and debris after the last leaves fall.
- Be prepared with ice melt. We do not encourage the use of salt as it has a damaging effect on concrete, as well as, the environment. Some good alternatives are "Safe Step" with magnesium chloride which is available at Ace Hardware. If you have pets, "ULINE" is safe, but you have to order online. Look for "Safe Paw" or "Morton Safe-T-Pet" at Petco and PetSmart. Please remember any chemical can be harmful if not applied correctly.

Directory Spot – If you're not receiving emails from Directory Spot, it may be because your email is not in the system. The Board uses Directory Spot emails to send out timely notices regarding trash pickup, grass cutting, snow removal, etc. Send your email information to westmonthhelp@gmail.com to be added to the list.

Board Meeting – The next meeting of the Board will be January 20, 2025, so everyone, enjoy the holidays!

VICE-PRESIDENT'S REPORT – Larry Tittle

Annual Meeting – “Thank You” to all the neighbors who attended the Annual Meeting. It’s good to know with our supportive neighbors the Board can be recognized for some of their work. We also had a lot of candy donated to the church for their “Trunk or Treat” event on October 27 from attendees and from many who could not attend, but wanted to donate. We appreciate your generosity.

Dusk to Dawn Lightbulbs – We still have some available and ready to give away, so please contact me. It really makes a difference in the neighborhood, I’ve noticed 120th Street could use a few more lights.

Perimeter Fence – Just a heads-up to those homes that backup to the fence. We will be conducting our quarterly inspection of the perimeter fence. You may see us in your backyard the week of Oct 28.

ARC Forms – There’s still time to complete projects to maintain your home, so send in your ARC form and we’ll get it processed quickly. Please keep communications open with your roof mate to have those siding, painting, and roofing projects completed. You might find you end up with better solutions and better off financially by working together with contractors.

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

For the first nine months of 2024 we have done a commendable job operating within our budget. Monthly spend has been consistent with our forecast. Even our frequently challenging category, Lawn and Grounds, was relatively stable and managed very well. Other highlights included:

- **Trash & Recycling.** Our contract with Waste Management is ending this year and we were obliged to seek competitive bids. We did have one bid that was minimally, literally pennies, under our current rate. When considering the time, expense and inconvenience associated with the scheduling and change of containers, placed on the homeowners, we’ve opted to continue services with Waste Management. The contract is for three years and has an annual "out" clause.
- **CD** - We had one CD due to expire in October. This CD was renewed for an additional six-months, at a rate of 4.76% and an Annual Percentage Yield (APY) of 4.85%.
- And to end on a happier note - **Monthly Dues** - If we can continue to manage our spending as we've done these past nine months, there will be no increase in dues in 2025.

LAWN AND GROUNDS REPORT – John Rudzinski

Precision Lawn Activities - November – Due to dryness, Precision has completed the last mowing of the year.

Shrub Trimming – Precision will complete a shrub trimming in the coming weeks. If you don’t want your shrubs trimmed, please put out a sign. Specific dates will be communicated via Directory Spot and mailbox flyers.

Leaf Cleanup – Precision will perform two leaf cleanups. The first will be mid-November and the second mid-December. Specific dates will be communicated via Directory Spot and mailbox flyers.

Winter Fertilizer – Precision will put down a winter fertilizer in November after the first leaf cleanup.

Sprinkler Shutdown – Here are some options for your consideration:

- Precision Lawn – \$12 per zone. Name and address to Mark@PrecisionLawnKC.com
- Green Head Turf Systems LLC – 913-645-9586
- Ryan Lawn and Tree – 913- 382-1505
- TLC Lawn Care Inc – 913-780-5396

Waste Management – A couple of reminders regarding trash and recycling pickup:

- Wheel your trash bins to the street and place them curbside by 6am on collection day which is Friday.
- Do not overload the bins; the lids should close completely to prevent trash from falling out. Large cardboard boxes should be broken down before being placed in the recycle bin to save room. Garbage left beside the carts may not be collected.
- Make sure there is 10-12 inches between your trash bins to allow the truck's arm to pick them up safely.
- Do not park your car on the street in such a way that it inhibits the truck's ability to pick up the bins. The driver should not have to get out of the truck to move your bin in order to empty it.
- Retrieve your trash bins promptly after pickup. Be a good neighbor and pick up any trash that may have fallen out of the bin and then put your bins out of sight in your garage.

FALL IS HERE! – Now is the best time to have your trees trimmed of dead branches. We are also being “blessed” with lots of acorns. It is important to keep them off of your sidewalk and driveway as they can cause stains and become a slipping hazard. Go ahead and be a good neighbor and pick them up off of the sidewalk in front of your house...walkers will appreciate your thoughtfulness. It's also a good idea to rake them off your lawn as they are very acidic and can smother your grass. Do not sweep or rake acorns or leaves into the street as this violates an Overland Park City ordinance. Put your yard waste in paper yard waste bags. Waste Management will collect up to ten (10) bags of yard waste per household each week on trash day. HAPPY THANKSGIVING!

SOCIAL DIRECTOR'S REPORT – Ray Hawk

Westmont Happy Hour – Thanks to everyone who joined us for the happy hour on Oct 2 at Pinstripes. It was wonderful to see almost 50 neighbors come together and enjoy each other's company. Events like these are crucial for fostering a sense of community within our HOA and strengthen the bonds that make our neighborhood a special place to live.

Westmont Bridge Club – Meets the second Tuesday of the month from 1-4pm. The next meeting will be Nov 12. If you would like to play a “friendly” game of bridge, call Brenda Flagler for details at 913-498-1617.

Social Events – Ray and the social committee volunteers, Pam Tittle, Robbi Arenson, John Rudzinski and Carol Barlau are working on plans for next year's social calendar. If you have ideas, we urge you to share them by calling Ray Hawk at 816-714-8444 or contacting someone on the social committee.

THIS AND THAT – Carol Barlau

Vote Vote Vote – Your voice matters! Make sure to show up and vote this November. Let's shape the future together!

Free COVID Tests – Every home in the US is eligible to order four free at-home tests. Visit COVIDTests.gov or order over the phone at 1-800-232-0233. Shipping is free, too. Just give your name and shipping address. Sharing your email is optional if you'd like to get confirmation and delivery updates from the U.S. Postal Service. Winter and the holidays are approaching and we will be spending more time indoors and with family and friends. Stay safe!

Daylight Savings Time – Don't forget to set your clocks back an hour on Nov 3. Enjoy the extra hour of sleep!

Chiefs Hallmark Movie – A Hallmark movie about the Kansas City Chiefs, titled "Holiday Touchdown: A Chiefs Love Story", will air on Saturday, Nov 30 at 7pm Central on the Hallmark Channel. The movie will star Tyler Hynes and Hunter King, and spotlight a few Chiefs players, Andy Reid, and Donna Kelce. Watch party anyone?

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 Jan 20, 2025.