

# Westmont News – December 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

*Merry Christmas   Happy Hanukkah   Feliz Navidad   Frohliche Weihnachten   Joyeux Noel*

*Feliz Natal   God Jul   Buon Natale   Nollaig Shona Dhuit   Shchaslyvoho Rizdva*

As we embrace the beauty of this season, the Board would like to extend our warmest wishes to all our neighbors for a joyful holiday season and a prosperous New Year ahead. May this time of year bring you peace, happiness, and cherished moments with family and friends. Looking forward to another year of community spirit and shared memories in 2025. Here's to new beginnings, continued connections, and all the good things that lie ahead. Cheers!

## **PRESIDENT'S REPORT – John Ziegelmeyer**

**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. During this time, the Board will be working to prepare our 2025 operating budget. Please everyone, enjoy the holidays!

## **VICE-PRESIDENT'S REPORT – Larry Tittle**

**Perimeter Fence** – John Rudzinski and I completed a walk around of the perimeter fence and found trees that are hanging on or over the fence that homeowners need to have trimmed. John has been trying to contact the homeowners with partial success. Please work with John to get the limbs off the fence to continue to protect the fence and maintain the area inside and outside the development. John is still working to get Evergy to trim trees in the power lines.

**Dusk to Dawn Lightbulbs** – We still have some available and ready to give away, so please contact me if you would like one. It really makes a difference in the neighborhood. Thank you for doing your part in keeping Westmont a safer place to live.

**ARC Forms** – We've had a few ARC forms received this past month and were approved and work is being completed. We've had a new siding project at the entry on 119th street that has been a real nice improvement. Both homeowners worked together to get this accomplished; good job.

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

## **TREASURER'S REPORT – Blaine Halvorson**

October financials were reviewed and found to be in order.

Once we have received the November financial reports from the HA-KC, I will work with members of the Board to begin the planning process for Westmont's 2025 operating budget. The final draft will be reviewed with the Board and voted on by the Board at our January meeting.

As I mentioned last month, we have several homeowners who have fallen behind on their monthly dues. I will continue to reach out to these homeowners with the hope we can find a way to address this unfortunate situation. As I've said in the past, if there are circumstances that prevent a homeowner from keeping their account current, please speak up. Contact Doug Luther of the HA-KC to make arrangements. Your conversation will remain confidential. In addition, I encourage everyone to look into and sign-up for the automated payment program. If you wish to receive an AutoPay authorization form, email me or contact Doug Luther at the Homes Association of Kansas City (HA-KC) at 913-385-2440 or [dluther@ha-kc.org](mailto:dluther@ha-kc.org).

## **LAWN AND GROUNDS REPORT – John Rudzinski**

**Leaf Cleanup / Winter Fertilizer** – Precision will perform the next leaf cleanup mid-December, as weather permits. Specific dates will be communicated via Directory Spot and mailbox flyers.

**Snow Removal** – Just a reminder, Precision will remove snow from driveways and sidewalks once accumulation reaches 4 inches, or as directed by the Board. If it is less than 4", property owners are responsible for snow removal on sidewalks per Overland Park city ordinances. As much as you are able, please make every effort to remove the snow from your driveway and sidewalk. And to those who are able, be a great neighbor and reach out to help neighbors who are not able to clear their sidewalks.

**Signs, Signs, Signs** – Now that the mowing season is over, please remove and store your "do not mow" signs until next Spring. And speaking of signs, with the political season over, please make sure your yard and any signs attached to the house are removed to conform with the Overland Park City ordinance.

**Acorns, Acorns, Acorns** – There are a lot of acorns on sidewalks in several spots. If it is on or in front of your property, please do your best to sweep them up to prevent a fall or having the squirrels bury them everywhere.  
**Happy Holidays!**

## **SOCIAL DIRECTOR'S REPORT – Ray Hawk**

**Westmont Bridge Club** – Meets the second Tuesday of the month from 1-4pm. The next meeting will be Dec 10. 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**

Here are some **free**, fun, and festive activities in the area:

- **Holiday Lights at Deanna Rose Farmstead** – Thanksgiving - 12/31 - 13800 Switzer, OP KS
- **Altasciences Holiday Light Display** – Late Nov - Christmas - 10103 Metcalf Ave, OP KS - Park your car across the street in Emmanuel Baptist Church parking lot and turn your radio to 97.1 FM.
- **Christmas on Bradshaw Neighborhood Lights** – Late Nov - Christmas - 13812 Bradshaw St, OP KS - Tune your radio to 99.9 FM.
- **Christmas Place Neighborhood Lights** — Late Nov - New Year's Day - 8705 W 131st Place, OP KS
- **Mayor's Christmas Tree at Thompson Park in Old Overland Park** — Thanksgiving - New Year's Day - 8045 Santa Fe Drive, OP KS - Enjoy the Mayor's Christmas tree, explore the Hallmark-movie-esque downtown, and complete your holiday shopping at a variety of distinctive local shops.

## **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.