

Westmont News – June 2025

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** – Rose Marie Frank, 913-515-7740, rmfrank10@gmail.com
- **Public Relations Chair (Newsletter)** – Carol Barlau, 913-219-8008, carol.barlau23@gmail.com

PRESIDENT'S REPORT – John Ziegelmeyer

Garage Sale – About 8 to 10 residents took part in the garage sale on May 1-3. We were blessed with fairly good weather. Many more took advantage of the City Thrift pickup on the following Monday.

Tree Inspection and Treatment – The Board has arranged for a discounted opportunity to have your trees inspected and treated, should that be necessary. Ryan Lawn & Tree will treat your trees for a cost of \$150 per tree which is a discount of \$25. Call them at 913-381-1505 and mention you are from Westmont and interested in tree inspection and the discounted rate for treatment, if needed. Note: As a homeowner, it's your decision on the vendor and your responsibility to take care of your trees, not the HOA. It's important to care for your trees as they are a great asset to your property value and the community. The cost to have a tree removed due to disease will be far greater than the cost to treat a tree. A flyer with additional details will be distributed via Directory Spot.

July Board Meeting: There will be no Board meeting the month of July.

VICE-PRESIDENT'S REPORT – Larry Tittle

ARC Forms – I've been receiving ARC forms for new roofing, replacement decks and fences, and siding projects. It's good to see all the projects going on in Westmont. It might be time for you to inspect your driveway and sidewalk for possible replacement. If I can help with your decisions, please give me a call.

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 to **Westmont Vice President – Larry Tittle:**

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

TREASURER'S REPORT – Blaine Halvorson

The April 2025 financials were submitted to the Board for review and approved.

I'd like to remind everyone of Westmont's payment policy and the importance of maintaining a consistent payment schedule. Payments must be received no later than the 20th of each month. Payments received after the 20th are assessed a small late fee, which must be paid with the following month's dues. If a homeowner fails to make a payment for two or more consecutive months, Westmont's actions become more consequential:

- **Month 1** – Late fee assessed. If no payment was received, the homeowner will generally receive a call or letter from me, reminding them of the delinquency.
- **Month 1 & 2** – Additional late fees and penalties are assessed. If no payment was received, the homeowner will generally receive a letter from me reminding them of the delinquency and encourage them to make a payment by a specific date and/or to contact the HA-KC to make payment arrangements.

- **Month 1, 2 & 3** – At this point, our approach to consecutive late payments could be considered a “3-Strike Rule.” The HA-KC is notified to begin the process of filing a lien against the delinquent homeowner. At this point, the homeowner is encouraged to work with the HA-KC to make payment arrangements.

The HA-KC offers an automated bank draft service to simplify your monthly dues process. Through this program, monthly payments are automatically deducted from your bank account every month. Just complete and return an authorization form with your account information to the HA-KC. If you have questions or wish to receive an AutoPay authorization form, please contact Doug Luther at HA-KC at (913) 385-2240 or dluther@ha-kc.org.

LAWN AND GROUNDS REPORT – John Rudzinski

Precision Lawn Activities for June – **Week of June 15th**, Precision Lawn will trim shrubs and apply insecticide in the common areas and front yards of homeowner’s property. **Week of June 22nd**, Precision Lawn will apply the third round of fertilizer with grub control. If you **do not** want these services, 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.

Friendly Reminders – Thank you for helping keep our community beautiful!

- **Weed Control** – Regularly remove weeds from your flower beds to prevent the spread of invasive plants.
- **Tree Maintenance** – Check your trees to ensure an 8-foot clearance for mowers and that no branches are encroaching on your neighbor’s fence or the white perimeter fence. Prune as needed.
- **Backyard Mowing** – If you would like your back yard mowed, unlock your gate on mowing days and ensure your yard is clear of pet waste, toys, and other obstacles.
- **Landscape Borders** – Inspect stone or brick borders around trees and flower beds to ensure they are stable, intact and not obstructing mowing paths.
- **Lawn Debris** – Regularly clear your lawn of fallen branches, twigs, trash, and other debris that could interfere with mowing. Do not sweep debris into the street or storm drains as this is an OP violation.
- **Watering** – Do not water on mowing day which is Thursday.

SOCIAL DIRECTOR’S REPORT – Ray Hawk

Westmont Bridge Club – Meets the second Tuesday of the month from 1-4pm. The next meeting will be June 9. If you would like to play a “friendly” game of bridge, call Brenda Flagler for details at 913-498-1617.

Social Events – Share your thoughts and ideas for social events with Ray or any social committee volunteer: Pam Tittle, Robbi Arenson, John Rudzinski, Vicki Harper, or Carol Barlau.

THIS AND THAT – Carol Barlau

Westmont Backyard & Garden Tour – I’m excited to announce the second annual event coming this June! The final date is being confirmed, but we’re aiming for **Saturday morning, June 14th or June 21st**, so mark your calendars! This event offers a wonderful opportunity to explore a variety of beautiful backyards and gardens throughout our neighborhood. Each stop on the tour highlights unique landscaping, creative outdoor design, and inspiring gardening ideas. Whether you’re a seasoned gardener or just getting started, you’ll leave with practical tips and fresh inspiration. The tour also encourages neighborly connection, with time to share gardening advice, stories, and enthusiasm for all things green and growing.

We currently have five neighbors participating in hosting, and we could use one or two more. If you’d like to join the tour as a host, please reach out ASAP! A tour map and additional details will be distributed via Directory Spot closer to the event date. Contact **Carol Barlau**, carol.barlau23@gmail.com or **913-219-8008**.

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 June 16, 2025.