

# Westmont News – July 2025

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

- **President** – John Ziegelmeier, 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 Ziegelmeier

**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.

**News Update:** To keep you up to date on all things Westmont, the newsletter will now be available both in print and digitally—a printed copy with your monthly dues statement, and a digital version via Directory Spot. Enjoy!

## VICE-PRESIDENT'S REPORT – Larry Tittle

**ARC Forms** – We continue to receive ARC forms for many outside improvements: painting, roofing, driveways, decks, fences, landscape and siding projects. Don't forget to include your roof-mate when making your decision on your project as it might save money working together. 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](http://ha-kc.org/images/associations/350/Westmont_ARC_2022.pdf)

**Dusk-to-Dawn Light Bulbs** – Just a reminder, if you need a dusk-to-dawn light bulb, we still have some available at no charge. Please contact myself or another Board member if you are interested. It's really made a difference lighting up our neighborhood and keeping it safe.

**Summer Heat Reminder** – The summer heat has arrived! Please take a moment to check in on your neighbors, especially those who may need a little extra care during high temperatures. And don't forget to stay hydrated yourself—along with your lawn, flowers, shrubs, and trees—especially if Mother Nature isn't bringing much rain.

**Tree Maintenance Contacts** – If you're looking for help with tree trimming or removal, I can recommend a couple of companies that have done work in the neighborhood: Certified Tree Care (Carlos Torres) and Alex Tree Care. Feel free to reach out to me if you'd like help contacting them.

## TREASURER'S REPORT – Blaine Halvorson

The May 2025 financials were reviewed with the Board and approved unanimously.

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

**Precision Lawn Activities for June/July** – Lawn mowing will continue weekly on Thursdays, weather permitting. **Week of June 22** – Precision Lawn will apply the third round of fertilizer with grub control after the weekly mowing, either Thursday or Friday. **Week of June 30** – Precision Lawn will trim shrubs and apply insecticide in the common areas and front yards of homeowner's property. 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.

**Tree Trimming Near Power Lines** – Approximately 15-16 homes in Westmont have tree branches growing into the power lines along Antioch and 119th Street. To prevent potential power outages, we are proactively working with Evergy to schedule tree trimming. There are a few important steps in this process:

- Evergy will coordinate a scheduled time for the work.
- Each affected homeowner will need to sign a permission form to allow Evergy access to their backyard.
- Evergy will handle the trimming, but homeowners will be responsible for promptly cleaning up any branches or debris left behind.

We will share more as we finalize the details and schedule with Evergy. Thank you for your cooperation in keeping our neighborhood safe and powered.

**Tree Maintenance Reminder** – As a homeowner, it's your responsibility to keep your trees properly maintained—including those in the boulevard area in front of your home. This means trimming dead limbs, maintaining a safe and healthy canopy height, and ensuring that branches do not overhang or damage your neighbor's property or the perimeter fence. If you've had a tree removed, the stump should be ground down to ground level and the area either replanted with a new tree or grassed over to maintain a clean and consistent appearance. Regular tree care not only keeps our neighborhood looking well-kept, but also helps prevent safety hazards and property damage. Thank you for doing your part to keep Westmont beautiful and safe!

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

**Westmont Bridge Club** – Meets the second Tuesday of the month from 1-4pm. The next meeting will be July 8. 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 Recap** – Thank you to everyone who participated in the second annual Westmont Backyard & Garden Tour on June 14th! We had a great turnout with about 20 adults and 6 adorable kids joining the fun. Each backyard on the tour was unique and beautiful in its own way—showcasing everything from creative design to peaceful shady spots, which were especially welcome on a warm summer morning. It was a wonderful opportunity to connect as neighbors, share ideas, and celebrate the outdoor spaces that make Westmont so special.

I'm excited to share that 4 or 5 homeowners have already expressed interest in hosting next year! Save the date for a Saturday morning in Mid-June 2026—we're looking forward to another inspiring and neighborly event. If you missed the event, don't worry—I'll be putting together a photo collage from this year's tour and sending it out soon via Directory Spot email, so keep an eye out!

## **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 18, 2025.