

Westmont News – August 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

Tree Inspection and Treatment – There are still a number of trees in the neighborhood that need to have the iron 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 and save a tree. A flyer with additional details will be distributed via Directory Spot.

Waste Management – Reminders for trash and recycling pickup:

- **Set bins out by 6am on Fridays.** All bins should be placed curbside by this time on collection day.
- **Don't overload bins.** Lids should close completely to prevent spillage. Break down cardboard boxes before placing in recycling bin to conserve space. Anything placed beside the bins may not be collected.
- **Leave space between bins.** Allow 10-12 inches between bins so the truck's mechanical arm can safely and easily pick them up.
- **Watch where you park.** Avoid parking in a way that blocks access to your bins. Drivers should not need to exit the truck to move bins for pickup or spend extra time positioning their truck to avoid parked cars.
- **Promptly retrieve and store bins after pickup.** Help keep our neighborhood clean by picking up any stray trash and storing your bins out of sight in your garage.

Open Board Positions – Volunteers Needed – A few positions on the Westmont Board will be opening in January 2026. Board members are elected to a 3-year term and play an important role in keeping our neighborhood a great place to live. If you'd like to share your time and talents to help shape the future of our community, we'd love to hear from you! Please email Westmonthelp@gmail.com for more information.

Save the Date – Westmont Annual Meeting – Mark your calendars! The Westmont Annual Meeting will be held on Tuesday, October 21, 2025 at St. Thomas Episcopal Church, 12251 Antioch Road. More details will be shared as we get closer to the date, but we hope you'll plan to join us.

Cable Across Hemlock – Several residents have asked about the cable running across the street on the south end of Hemlock. It appears to belong to one of the cable TV providers, though the city does not track that information. We are actively working to identify the owner so the cable can be properly buried.

VICE-PRESIDENT'S REPORT – Larry Tittle

Summer Heat Reminder – July arrived hot and seems determined to leave the same way! Please take a moment to check in on your neighbors, especially those who might need a little extra care in the heat. And don't forget to stay hydrated yourself. Even though we have been blessed with generous rainfall this past month—more than some of us wanted—these high temperatures can still stress lawns, flowers, and shrubs. Keep an eye on your landscaping and give it the care it needs to stay healthy through the heat.

On-Street Parking – On-street parking can be a real nuisance for some neighbors, so we ask everyone to be mindful of where and how you park. Whenever possible, please use your convenient two-car garage or driveway instead of parking on the street. Before leaving your car, take a moment to consider whether it might make things difficult for others—no one wants to risk bumping into a parked vehicle. A few important reminders:

- **Move vehicles daily.** Cars left in the same spot for extended periods create problems for everyone, and may be in violation of an Overland Park ordinance.
- **Be mindful on trash days.** Park so that trash and recycling trucks can access bins without obstruction.
- **Watch mailbox access.** Contractors and service vehicles should avoid blocking mailboxes, or mail may not be delivered. A quick word with workers about where they park often solves the problem right away.

With a little extra consideration and attention, we can all help keep our neighborhood safer and easier to navigate.

ARC Forms – We continue to receive ARC forms for many outside improvements: painting, roofing, driveways, decks, fencing and landscape 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

TREASURER'S REPORT – Blaine Halvorson

The June 2025 financials were reviewed with the Board and everything was in order.

This month we had six homeowners who missed the payment deadline. Because of the number who missed, I want to remind all homeowners, if you are mailing your monthly dues payment, it **must be received by the HA-KC no later than the 20th of each month**. Sadly, each of these homeowners will now be assessed a late fee and interest until the account is current. If you are mailing your payment, please don't wait until "the last minute" to mail your payment. Allow sufficient time for your payment to be received and processed.

To better ensure your payment is applied before the monthly deadline, consider enrolling in the HA-KC's automated check handling service and simplify your monthly dues process. With this free program, your monthly payments are automatically deducted from your bank account, and eliminates the worry of your monthly dues reaching the HAKC on time. I encourage you to contact Doug Luther at the Homes Association of Kansas City at (913) 385-2440 or dluther@ha-kc.org to enroll. And finally. If you find you are unable to meet your monthly dues obligation, please reach out to Doug Luther at the HA-KC to make payment arrangements. Your conversation will be confidential.

LAWN AND GROUNDS REPORT – John Rudzinski

Precision Lawn Activities for August – Lawn mowing will continue weekly on Thursdays, weather permitting. Note: Due to excessive heat, there is always the possibility we may skip a mowing.

Precision Lawn Shrub Trimming – Precision Lawn did a great job trimming the shrubs in front of our homes, however, many of our side and backyards could use some attention as well. If you are unable to handle that trimming yourself, you might consider hiring Certified Tree Care (Carlos Torres), who has done quality work for

several neighbors. Of course, as a homeowner, the choice of vendor is completely up to you. Keeping our landscaping neat helps keep Westmont looking its best.

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

New Neighbors – Welcome to our new neighbors! We are so glad you chose Westmont!

12107 Hemlock Patrick Brown

Westmont Bridge Club – Meets the second Tuesday of the month from 1-4pm. The next meeting will be Aug 12 and hosted by Peg Levitt at 8332 W 120th Terrace. If you would like to play a “friendly” game of bridge, call Peg Levitt at 913-491-2966 or Brenda Flagler at 913-498-1617 for details.

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

VEG ER for Pets – There's a new 24/7 Emergency and Urgent Care facility for pets in our area: VEG ER, located at 6347 W 119th St, Overland Park. They provide a truly unique experience, featuring an open-concept emergency room equipped with the latest veterinary technology. One of the most comforting features is that pet owners are welcome to stay with their pets—even during certain procedures and surgeries. And if your pet needs to stay overnight, they'll even set you up with a cot, blankets, pillows, and snacks so you can be nearby.

I recently experienced their care firsthand with my little Charli, and I can't say enough good things about the facility and staff. I was able to call for updates anytime, visit whenever I wanted, and even bring along my other dog, Riley, to see her sister. The team truly believes pets heal best when they're with their people. Hopefully you'll never need an emergency vet, but if you do, VEG ER is a wonderful resource close to home.

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 Aug 18, 2025.