

# Westmont News – October 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

**Westmont Annual Meeting** – Our annual meeting will be held on **Wednesday, Oct 22 at Parish Hall 1 – St. Thomas Episcopal Church, 12251 Antioch Road, Overland Park, KS.** Here is a summary of the agenda:

- **6:00 PM to 6:30 PM - Meet & Greet and Boxed Meal (Sandwich, Chips, Cookie)**
- **6:30 PM to 7:30 PM - Formal Business Meeting**
- **7:30 PM to 7:45 PM - Q&A and Adjournment**

We encourage all homeowners to attend. It's always a pleasure to catch-up with friends, meet new neighbors, and be an active participant in your Westmont neighborhood. Together we can shape the future of Westmont.

**Annual Meeting – RSVP for Boxed Meal** – If you plan to attend the annual meeting and would like a boxed meal, please **RSVP by Friday, Oct 17 via email to westmonthelp@gmail.com** with the following: 1) name, 2) address, 3) number attending, and 4) meal option # and bread type. If you cannot email, call 785-550-5127.

- **Option 1 – Turkey with American Cheese – Specify White or Wheat Bread**
- **Option 2 – Ham with Swiss Cheese – Specify White or Wheat Bread**
- **Option 3 – Roast Beef with Provolone Cheese – Specify White or Wheat Bread**
- **Option 4 – Vegetarian – Spinach Veggie Wrap**

**Westmont Board** – First and foremost, a big thank you goes to **Blaine Halvorson, Ray Hawk, and Larry Tittle** for their dedicated service and the positive impact they have made on our community over the past three years.

We have three (3) Board position openings for 3-year terms (2026–2028). A ballot is enclosed with your October dues and newsletter mailing. Three residents have stepped forward as candidates, and their brief biographies appear on the back of the ballot. Please take time to cast your vote:

- **Early Voting / Absentee:** Drop your completed ballot in the ballot box located on the front porch of **8320 W. 119th Terrace by Tuesday, Oct 21.**
- **In Person:** Bring your completed ballot to the Westmont Annual Meeting on **Wednesday, Oct 22.**

Your participation is important in shaping the future of our community—thank you for voting!

## VICE-PRESIDENT'S REPORT – Larry Tittle

**Power Wash Your Driveway** – Imagine how much better your home would look with a clean, freshly power-washed driveway! I am working with a vendor who can provide this service, and if enough interest, I will help coordinate a schedule for our neighborhood. If you would like to participate, please contact me at **816-916-8163.**

**Trunk or Treat** – Don't forget to bring a candy donation for St Thomas Episcopal Church's Trunk or Treat event which is scheduled for Sunday, Oct 26 from 2-4pm. Bring your donation to the Westmont Annual Meeting.

**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 me or another Board member if you are interested. It's really made a difference lighting up our neighborhood and keeping it safe.

**ARC Forms** – Please remember to complete and submit an ARC form when doing exterior improvements: painting, roofing, driveways, new decks, fencing and landscaping 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)

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

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

This month we had only three homeowners who missed the payment deadline for the month. This is a great improvement over the past several months. If you are mailing your monthly dues payment, please allow sufficient time for your payment to be received and processed by getting your payment in the mail as quickly as you can. Payments **must be received by the HA-KC 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. Please don't wait until "the last minute" to mail your payment.

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](mailto: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 October** – Lawn mowing will continue weekly on Thursdays, weather permitting. Fridays are our alternate mowing day.

**Leaf Cleanup** – Precision will perform the first leaf cleanup mid-November and the second mid-December.

**Sprinkler Shutdown** – Precision will not offer sprinkler shutdown this Fall. Although the Board does not endorse any specific vendor to use, here are a few other options for you to consider:

- Green Head Turf Systems LLC – 913-645-9586
- Ryan Lawn & Tree – 913-381-1505
- TLC Lawn Care Inc – 913-780-5296

**Fall Is Here!** – Fall is the perfect time to trim your trees and remove any dead branches before winter weather arrives. We're also being "blessed" with plenty of acorns this season! While they may look harmless, acorns can stain sidewalks and driveways, create slipping hazards, and even damage your lawn. It's best to rake them up regularly since they are acidic and can smother grass if left in place. Please remember: **do not sweep or rake acorns or leaves into the street**—this is prohibited in Overland Park as it can block storm drains. Instead, place your yard waste in paper yard waste bags. Waste Management will collect up to ten (10) bags per household each week on trash day. Wishing everyone a safe and colorful autumn—**Happy Fall!**

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

**Westmont Bridge Club** – Meets the second Tuesday of the month from 1-4pm. The next meeting will be Oct 14. If you would like to play a friendly game of bridge, call Brenda Flagler at 913-498-1617 for details.

**Good Neighbor Day** – Don't forget to participate in Good Neighbor Day on Sunday, Sept 28.

## **THIS AND THAT – Carol Barlau**

**Westmont Annual Picnic Recap** – The picnic, held Saturday, Sept 13, was a wonderful success with about 70 homeowners in attendance. The weather may have been a little warm, but the shade trees provided a perfect spot to relax and enjoy the afternoon. A heartfelt thank you to John Ziegelmeyer and Vickie Harper for organizing the food, Larry Tittle and Jay Jung for manning the grill, and Vickie Harper for baking an assortment of delicious desserts and securing gift cards from local merchants for door prizes. Also, thank you to those who helped with setup or brought food to share. It was a great day filled with good food, fun, and community spirit. Thank you to everyone who joined us—we look forward to doing it again next year!

**Annual Blessing of the Animals** – On Sunday, Oct 5 at 4pm, bring your two or four-legged friends to the lawn of the St. Thomas Episcopal Church, 12251 Antioch Road, Overland Park, KS for a brief service of celebration and thanksgiving for the animals that give us so much joy. Each animal will be blessed by clergy and receive a special medal. Animals of all faith, denominations, breeds, and sizes are welcome.

**Recycling and Document Shredding Events** – Fall is a great time to clean out your garage or basement. Instead of tossing your used items in the trash, consider recycling them at one of the city's upcoming events:

- **Construction Debris Drop-Off** – Saturday, Sept 27 from 8am to 2pm at the Blue Valley Switzer District Activity Complex, 13310 Switzer Road, Overland Park. Dispose of old decking, fencing, lumber, railroad ties and other construction and demolition debris. This event is free.
- **Electronics Recycling and Document Shredding** – Saturday, Sept 27 from 9am to Noon at the Blue Valley Switzer District Activity Complex, 13310 Switzer Road, Overland Park. Safely dispose of your small electronics and documents. A suggested donation of \$5 per file box of documents will be accepted, while electronics recycling fees range from \$5 to \$30.
- **Recycling Extravaganza** – Saturday, Oct 18 from 9am to 2pm at Black & Veatch, 11401 Lamar, Overland Park. There will be "disposal + recycling" and "reuse + donate" opportunities. Most items are free to recycle except where noted. Visit <https://www.opkansas.org/city-services/trash-recycling/recycling-extravaganza/> to see a full list of everything that is accepted.

**Random Acts of Kindness** – A special thank you to the neighbor(s) who recently cleaned two of the mailboxes on Mackey Street—they look fantastic! Your thoughtful gesture is noticed and very much appreciated. Small acts like this help keep our neighborhood looking great and remind us of the caring community we live in.

## **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 Oct 20, 2025.