

Westmont News – February 2026

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

- **President** – John Ziegelmeier, 785-550-5127, jziegjr@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** – Linda Stogsdill, 913-439-7365, lkstogsdill@gmail.com
- **Social Director** – John Rudzinski, 904-651-9219, jhnrudzinski@gmail.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

Garage Sale – Mark Your Calendars – The neighborhood garage sale will be Thursday, May 14 through Saturday, May 16. Participation is encouraged as this will be our only garage sale event this year.

Winter Weather Reminder – With colder temperatures approaching, please remove hoses from outdoor spigots, cover exterior faucets, and open cabinets along outside walls if needed. Water can freeze quickly, so taking precautions now may help prevent damage.

Postal Service Update – We are aware of ongoing mail delivery issues in our neighborhood and have discussed these concerns with the local Antioch Post Office on numerous occasions. At this time, there is no long-term solution. Residents who wish to share their concerns may contact the USPS at 800-275-8777.

Don't be Left Out – Stay Connected with Your Neighbors – We are working to build a stronger, more connected community. By joining our Westmont Directory Spot communication platform, you'll receive important HOA announcements, timely updates, information about community events, and helpful neighborhood resources.

- **How to Join:** 1) Send an email to westmonthelp@gmail.com and include your name, email, and phone number, or 2) Contact a Westmont Board Member for assistance
- **Your Privacy Matters:** Your information will only be used for HOA-related communication and will not be shared with third parties.

We are always looking for ways to improve our neighborhood. If you have ideas, suggestions, or feedback, share them by emailing westmonthelp@gmail.com. Your input helps make Westmont an even better place to live.

Cold Weather Reminder – As colder weather settles in, we encourage everyone to check in on neighbors who may need a little extra help — especially older residents or those who live alone. A quick call, knock on the door, or message can make a big difference. Let's continue looking out for one another and keeping our community safe and connected this winter.

VICE-PRESIDENT'S REPORT – Larry Tittle

ARC Forms – It's a great time to start planning your home improvement projects for 2026. Please remember to complete and submit an ARC form when doing exterior improvements: painting, roofing, driveways, new decks, fencing, and landscaping projects. 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

On-Street Parking – Please be Mindful of Where and How you Park – Snow removal, narrower streets, and slippery conditions can make on-street parking both hazardous and inconvenient for your neighbors. Please use your convenient two-car garage or driveway instead of parking on the street. Your cooperation helps keep our community safer and our roads clear during the winter months.

Dusk-to-Dawn Light Bulbs – We still have a supply of bulbs available at no charge. If you're interested, please contact me. It has made a noticeable difference in lighting up our neighborhood and keeping it safe.

TREASURER'S REPORT – Blaine Halvorson

We closed the 2025 Operating Budget on a positive note, finishing the year \$29.75 under budget, despite a few unplanned expenditures. As we look ahead to 2026, the Board has reviewed and unanimously approved the 2026 Westmont Operating Budget. This year's budget includes increases in several categories. While these increases may present challenges, I am confident the Board will continue to meet them, as it has successfully done over the past three years.

One important way homeowners can support the financial health of our community is by ensuring timely payment of monthly dues. While most homeowners consistently make their payments on time, late or missed payments result in monthly revenue shortfalls of several hundred dollars. In the past month alone, ongoing delinquencies from five homeowners have created a shortfall exceeding \$1,800 to date.

We appreciate everyone's cooperation and ask all residents to do their part by submitting payments on time, every time. Timely dues payments help ensure the continued stability and smooth operation of our community.

LAWN AND GROUNDS REPORT – Linda Stogsdill

Precision Lawn Activities for February – No scheduled activities.

Oak Tree Pruning Reminder – I recently had an oak tree trimmed by a reputable company at a reasonable price. The arborist noted that many oak trees in Westmont could benefit from proper pruning. If you're interested, feel free to contact me and I'd be happy to share the vendor's information. Important pruning information:

Proper pruning timing is essential to keeping oak trees healthy and preventing oak wilt.

- **Best Time to Prune:** Late fall through winter (before February), during the dormant season
- **Do Not Prune:** Mid-March through mid-July, when beetles that spread oak wilt are most active

Dormant-season pruning reduces disease risk, minimizes stress on the tree, improves structure and safety, and supports healthy spring growth.

SOCIAL DIRECTOR'S REPORT – John Rudzinski

New Neighbors – Welcome to our new neighbors. We are happy you chose Westmont!

- Natasha Gibbons, 12031 Hemlock
- Karen Hunter Brown, 12044 Mackey
- Zhi Ying Fang, 8313 W 120th Street

Social Events – The Social Committee has begun planning Westmont's 2026 social events. If you have ideas for future events or would like to help, please contact me or one of our Social Committee volunteers: Pam Tittle, Robbi Arenson, Vicki Harper, or Carol Barlau.

Westmont Bridge Club – Meets the second Tuesday of the month from 1-4pm. The next meeting will be Feb 10. If you would like to play a friendly game of bridge, call Karen Kittel at 913-636-5998 for details.

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 Feb 16, 2026.