

Westmont News – September 2026

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** – Ed Land, 504-444-1088, elandengr@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 Ziegelmeyer

Westmont Board Positions – Volunteers Needed – Three positions on the Westmont Board will be opening in January 2027. Serving on the Board is a three-year commitment and a great way to make a positive impact on our neighborhood. If you'd like to share your time and talents to help guide the future of our community, we'd love to hear from you! To be considered, please email westmonthelp@gmail.com by **Friday, Sept 18th** with:

- Your name and address
- A short paragraph about yourself, including how long you have lived in Westmont, your work background, hobbies or special skills, and a little about your family, and what you feel you could contribute to our community.

We look forward to hearing from neighbors who want to help keep Westmont a wonderful place to live!

Directory Spot – Directory Spot is Westmont's primary communication platform and an important neighborhood resource. It helps us build a stronger, more connected community by keeping residents informed about HOA news, neighborhood activities, upcoming events, and other helpful information.

Why Join Directory Spot?

- **Stay informed** – Receive timely updates about lawn and grounds maintenance, safety concerns, lost-and-found items, and other HOA news.
- **Stay connected** – Be among the first to hear about neighborhood events, clean-up projects, and social activities.
- **Stay prepared** – Receive prompt communication during emergencies or when important announcements need to be shared.

How to Join

- Email westmonthelp@gmail.com and include your name, email address, and telephone number.

Your Privacy Matters. Your information will be used only for HOA and neighborhood-related purposes and will not be shared with third parties. Don't miss out on important neighborhood information. Join Directory Spot today and stay informed, connected, and prepared!

Directory Spot – How to Log In – Please log in to Directory Spot periodically to make sure your contact information is accurate. Go to directoryspot.net and enter your email address as your username. If you have forgotten your password or have never created one, click "Forgot Password." You will receive an email with instructions for setting or resetting your password.

After logging in, review your information and send any corrections or updates to westmonthelp@gmail.com.

Trees, Trees, Trees – Our trees are among Westmont's greatest assets. They add beauty, provide shade, and contribute significantly to our property values. Proper care helps protect these valuable assets and keeps our neighborhood looking beautiful for everyone to enjoy.

- **Pin Oak Inspection & Treatment** – Time is running out. Consider having your pin oak trees inspected to determine whether they could benefit from an iron treatment. Yellowing leaves with dark green veins may indicate iron chlorosis, a common condition affecting pin oaks in our area. Early treatment can help preserve the health and appearance of affected trees and may prevent more serious decline. Homeowners may use any tree service they choose; however, Ryan Lawn & Tree is offering Westmont residents a **\$25 discount** on iron treatments. The regular cost is **\$200 per tree, per treatment**, making the discounted cost **\$175 per tree**. To schedule an inspection or treatment, call **913-381-1505**.
- **Tree Maintenance and Boulevard Trees** – Homeowners are responsible for properly maintaining the trees on their property, including those in the boulevard area in front of their homes. Maintenance includes removing dead or damaged limbs, maintaining adequate clearance beneath the canopy, and preventing branches from damaging neighboring property or the perimeter fence. When a tree is removed, the stump should be ground to four to six inches below ground level. The area should then be replanted with a new tree or restored with grass to maintain a neat and consistent appearance.

Several trees throughout Westmont could benefit from attention. Regular maintenance helps keep our neighborhood attractive while reducing safety concerns and the risk of property damage. The cooler fall and winter months are an ideal time for tree trimming—so please give your trees a little TLC!

VICE-PRESIDENT'S REPORT – Larry Tittle

ARC Forms – ARC forms continue to come in, and it's great to see homeowners investing in their properties. Please remember to complete and submit an ARC form when doing any exterior improvements: painting, roofing, windows, driveways, 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 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 July 2026 financial statements and expenses were submitted to the Board for review and all expenses were in order and within budget. This month we had eight homeowners with past due amounts, half of which appeared to have missed the payment deadline. As a reminder to all, payments must be received by or before the 20th of the month to avoid late fees and interest. All dues, fees and interest must be paid.

As I have shared with you in the past, the HA-KC offers an automated payment service which can simplify your monthly dues process. Through this free program, monthly payments are automatically deducted from your bank account every month. Just complete and return an authorization form with your account information to Homes Association of Kansas City. It's that easy. If you wish to receive an Autopayment authorization form, please contact me and I will drop off a copy of the form. A copy of the form can also be obtained by contacting Doug Luther at Homes Associations of Kansas City at (913) 385-2240 or dluther@ha-kc.org.

LAWN AND GROUNDS REPORT – Ed Land

Lawn and Grounds Activities for September:

- Mowing weekly on **Tuesdays**. Note: if you have sprinklers operating on a schedule, please remember to change the schedule to avoid watering on Monday evening and during the day on Tuesdays.

- Watch for additional information and instructions via email through Directory Spot regarding the lawn service transition. Currently, this is the only mechanism we have to inform you of changes and new developments during this process.
- Please do not make requests or voice complaints to the lawn contractor's staff when they are working. Contact me via email, text, or phone, and I will respond immediately and contact their supervisor if necessary.

Thus far, the only service provided under the new contract has been mowing/edging and the contractor has provided "No Service" signs to everyone who was known to have declined that service in the past. There will be more services provided in the future and we will provide instructions beforehand. In the interim, if you are doing work on your lawn and wish to skip a week of mowing, please contact me and I will provide you with a sign to put in your yard.

SOCIAL DIRECTOR'S REPORT – John Rudzinski

Social Events – Don't forget to refer to the 2026 Calendar of Events, distributed via Directory Spot. If you have questions, ideas for future events, or would like to get involved, please contact me or a member of the Social Committee: Pam Tittle, Robbi Arenson, Rose Marie Frank, Vicki Harper, or Carol Barlau.

Westmont Annual Picnic (9/19) – The Westmont Annual Picnic will be held on Saturday, Sept 19. It is a great opportunity to meet your neighbors, welcome new residents, catch up with friends, and enjoy an evening of food, fun, door prizes, and community!

When: Saturday, Sept 19, 2026

Time: 5:00–7:00 p.m.

Where: 12036 Mackey Street (Southwest corner of Mackey Street and 121st Street)

Please Bring:

- A lawn chair
- Your beverage of choice

We'll Provide:

- Brats and hot dogs
- Buns and fixings
- Chips, desserts, and water
- Door Prizes 😊

RSVP by Monday, Sept 7 with your name and the number attending:

- Email westmontsvp@gmail.com
- Call or text Carol Barlau at 913-219-8008

Reminders will be shared through Directory Spot and a mailbox flyer. We look forward to seeing you there!

Good Neighbor Day (9/28) – Mark your calendar for Monday, Sept 28—National Good Neighbor Day! It is a wonderful reminder to connect with the people who live around us. Whether it is a friendly wave, a brief conversation, or lending a helping hand, small acts of kindness strengthen our community and make Westmont an even better place to call home. See the **"This and That"** section for simple ways to celebrate.

Happy Hour (10/7) – Join Westmont residents for a relaxed evening of conversation, laughter, and community. Whether you are new to the neighborhood or a familiar face, it is the perfect opportunity to unwind and connect.

When: Wednesday, Oct 7, 2026

Time: 4:00–7:00 p.m.

Where: 810 Entertainment, 13500 Nall Avenue, Overland Park, KS 66224

Happy Hour Specials

- Food selections from \$8–\$10, including \$8 Wing Wednesday

- Drink selections from \$4–\$8, including Wine-Down Wednesday \$5 per glass or \$15 per bottle

Come for the specials and stay for the company. Bring a neighbor, make a friend, and be part of what makes Westmont such a great community!

Westmont Annual Meeting (10/21) – Mark your calendars! The Westmont Annual Meeting will be held on Wednesday, Oct 21, 2026 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.

Westmont Bridge Club – Meets the second Tuesday of the month from 1-4pm. Next meeting will be Sep 8 at Brenda Flagler's home. If you'd like to play a friendly game of bridge, call Brenda at 913-221-8335 for details.

New Neighbors – Welcome to our new neighbors

- 12025 Hemlock – James Johnston

THIS AND THAT – Carol Barlau

Ways to Celebrate Good Neighbor Day (9/28) – Looking for simple ways to spread kindness? Try one of these:

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| Lend a hand with yard work | Write a short note of appreciation |
| Invite neighbors over for a meal or cookout | Drop off homemade treats |
| Run an errand for someone who needs help | Share extra plants or shrubs |
| Take a neighbor's pet for a walk | Offer help with a minor household repair |
| Surprise them with a small gift like a potted plant or candle | |

Even the smallest gesture can brighten someone's day and strengthen our sense of community. Let's all take a moment on Sept 28 to celebrate the good neighbors who make Westmont feel like home!

Fall Lawn Renovation Tips – Fall is the best time to give your lawn a boost. Warm soil and consistent moisture create ideal conditions for seed germination and strong root growth. Renovating or over-seeding now helps fill bare spots, thickens your lawn, and prepares it to resist pests, disease, and winter stress. Here are some tips for success:

1. **Clean Up** – Rake away leaves, sticks, and debris. Check for thin or bare areas.
2. **Prep the Soil** – Loosen bare spots so seed can contact soil. Add soil if needed to level uneven areas.
For a full-lawn refresh, consider:
 - **Aeration** (removes small plugs of soil): reduces compaction, improves water and nutrient absorption, and helps roots grow.
 - **Verti-cutting** (removes excess thatch): allows air, water, and fertilizer to reach roots, encourages upright growth, and improves seed-to-soil contact.
3. **Seed Smartly** – Spread seed evenly and choose a mix suited for your yard (shade, drought, or traffic-tolerant). Cover lightly with soil or straw to hold in moisture.
4. **Fertilize** – Apply a slow-release fall fertilizer to strengthen roots before winter.
5. **Water Consistently** – Keep the soil moist until seeds germinate. Once grass reaches about 3 inches, mow gently—never cut more than one-third of the blade height.

With a little care now, you'll be rewarded with a lush, healthy lawn come spring.

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 Parish Hall 1. The next board meeting will be Sep 21, 2026.