

# WESTWOOD PARK HOMES ASSOCIATION

**INSIDE THIS ISSUE:**

<i>Annual Meeting</i>	2
<i>Spring Calendar</i>	2
<i>KCMO Phone List</i>	2
<i>Homes of the Month</i>	3
<i>New Neighbors</i>	3
<i>2005 Tax Assessments</i>	4

**Dates to Remember:**

- WPHA Garage Sale -  
Saturday, June 4th
- Annual Barbecue -  
Saturday, September 10th
- Westwood Park Island  
Holiday Decorating -  
Saturday, December 3rd
- Holiday Lights Contest -  
Wednesday, December  
14th

## ISLANDS AND IMPROVEMENTS PROGRESS REPORT

Working together, residents of Westwood Park create and maintain islands and entry point markers for our neighborhood. These efforts enhance property values by creating a distinctive look for our neighborhood. Under the leadership of Ann Nixon, Ken Geha and Susan Hard, there are currently 3 landscaped islands and 6 stone markers. Two of the stone markers were added in March of this year. Ken, Ann and Susan maintain plantings at each and are working to place more perennials for the on-going beautification of the Westwood Park.

The three entry islands are located at 50th and Ward Parkway, Holly and Ward Parkway and 51st and State Line Road. Westwood Park resident Martha Negley designs the flowers in the pots at 51st and State Line Road. Aubrey Williams and Chris Michaels have added flowers at 50th and State Line Road. Lou Gonzales waters the Ward Parkway and Holly Island. Both the Firestone and the Hughes families have helped with watering the primary island at 50th and Ward Parkway.



The island fountain and plantings at 50th and Ward Parkway create a distinctive entrance to Westwood Park.

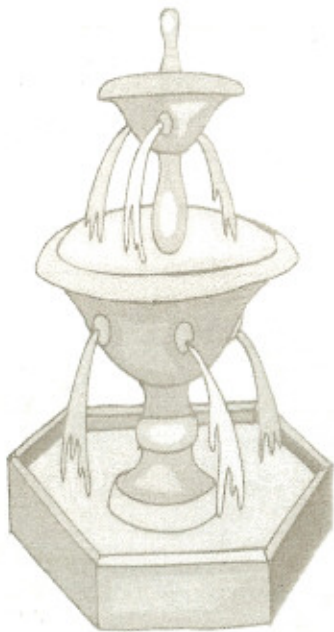
The stone monuments are at 49th and State Line, 50th and State Line, 51st and Ward Parkway, 50th Terrace and Ward Parkway, 49th and Holly and Wyoming and Westwood Road  
(Continued on Page 3)

## NEIGHBORHOOD GARAGE SALE SATURDAY, JUNE 4TH



Rain or Shine, June 4th is your opportunity to convert clutter into cash at the annual Westwood Park Neighborhood sale. Mark your calendars and call the HACCD office to reserve your official Westwood Park Sale sign at 523-2440. Leave your name and that the reservation is for the WPHA Sale. Each sign costs \$5 and the proceeds are used to purchase a classified newspaper ad in the Kansas City Star. The more signs sold, the bigger the ad! Signs will be ready for pickup at 5:00 pm at the home of Kirby Upjohn (1400 W. 50th) on Friday, June 3rd.

# WESTWOOD PARK HOLDS ANNUAL MEETING



WPHA held its annual meeting in the Pembroke High School Cafeteria on April 6th. Residents gathered for social hour and dinner followed by a business meeting. Kirby Upjohn, Association President, led the meeting. Highlights included:

- Kirby presented all board members with garden gloves and pruners to symbolize their hard work and efforts. Jim Psarsis was recognized for his years of service and was awarded a gift certificate from Home Depot.
- A brief overview of 2005/2006 WPHA activities was given by Kirby. These include (but are not limited to) working with the city on problem properties, island beautification and stone markers, last's years successful neighborhood barbecue/auction, addressing power outage problems with KCPL and working on water flow issues with the Sunset Hills neighborhood.
- It was noted that WPHA information is now located on the website of the Homes Association of the Country Club District (HACCD). The address is: [www.haccd.org](http://www.haccd.org). This site will house WPHA monthly meeting minutes, board roster, newsletters, bylaws and treasurer's report.
- Ann Nixon acknowledged workers that help with weekly island beautification and maintenance.
- New neighbor, Rick Powell, has initiated a meeting with the city regarding improvements to Westwood Park. A letter will be sent inviting all residents to attend a planning meeting of park upgrades as soon as it is scheduled.
- A motion was passed to extend the \$20 voluntary fee increase two years. These funds will be used to pay for new entry markers and neighborhood upgrades maintenance.

## SPRING DATES TO REMEMBER

### April

- ▶ □ April 25th : Brush and leaves pick-up (no grass clippings). Up to 15 paper bags.
- ▶ □ April 26th: Bulky Trash pick-up within 3 days.
- ▶ □ April 29th: Recycle First Day.

### May

- ▶ □ May 13th : Recycle First Day.
- ▶ □ May 27th: Recycle First Day.
- ▶ □ May 30th: Memorial Day. Trash one day late this week.

### June

- ▶ □ June 4th : WPHA Neighborhood Garage Sale.
- ▶ □ June 10th: Recycle First Day.
- ▶ □ June 24th: Recycle First Day.
- ▶ □ June 26th: Bulky Trash pick-up within 3 days.

## IMPORTANT CITY NUMBERS

Action Center 513-1313  
 Abandoned Cars 513-6314  
 Animal Control 513-9800  
 Bulky Item Pickup Scheduling 513-3490  
 Clogged Catch Basins 513-2180  
 Codes Administration 513-1500  
 Dead Animals (after 5:00) 513-2331  
 Leaf and Brush Program 513-3490  
 Parks and Recreation 513-7500  
 Pothole Reporting 513-9224  
 Problem Properties 513-9000  
 Recycling 561-1090  
 Sidewalk Repair 513-7990  
 Street Light Maintenance 513-9595  
 Public Property Tree Trimming 513-9550  
 Suspicious Activity 911

## HOMES OF THE MONTH



### March

Eric and Cynthia Gardner  
4910 Wyoming



### April

Joe and Harriet Stawoway  
1419 W. 50th Street

## WPHA BOARD

President:

Kirby Upjohn  
1400 West 50th Street  
816-931-8959  
kirbyup@aol.com

Vice President:

Ken Geha  
Islands, Home of the Month  
4905 State Line  
816-561-8826  
kmg\_3@yahoo.com

Secretary:

Ann Schleihs  
4804 Bell  
816-561-6340  
aschle1@hallmark.com

Special Events:

Chuck Stewart  
2714 W. 48th Terr. KS  
913-384-1600  
hebdenbridge@msn.com

Islands, Home of the Month:

Ann Nixon  
1301 West 50th  
816-561-6125  
anixon@aol.com

Problem Properties:

Rich Reid  
45 West Concord  
816-444-3441  
rreid17@kc.rr.com

Treasurer:

Dave Hardin  
4975 Westwood Terrace  
816-668-9580  
dave\_hardin4975@yahoo.com

Security, Newsletter:

Penny Harrell  
4959 Westwood Terrace  
816-756-0972  
penny\_harrell@fujifilm.com

## NEW NEIGHBORS

### *Westwood Park welcomes new neighbors:*

Jose Bautista - 1424 W. 50th Street  
Bob Brausey & Rich Lynn - 4939 State Line Road  
Audrea Burton - 4831 State Line Road  
John Carlson & Karol Farren - 1600 W. 51st Street  
John Eck - 4907 Wyoming  
Angie Gunther - 4957 Mercier Street  
Cheryl Gustafson - 1316 West 50th Terrace  
Christina Hourani - 4966 Westwood Road  
Kenneth & Alicia Johnson - 1417 W. 50th Street  
Brian & Melody Mirakian - 1420 W. 51st Street  
Ingrid Olson - 1618 W. 49th Street  
John Simonson & Susan Hard - 5000 Wyoming



## ISLANDS AND IMPROVEMENTS

(CONTINUED FROM PAGE ONE)

Resident David Curless maintains the marker at 49th and State Line Road and Mark Holmes helps with watering plantings at 50th and State Line Road. Doug and Amy Gamble and Tom Curry provide water for the marker at 50th Terrace and Ward Parkway. Michael and Shari Kearns provide grass and add water to the marker landscaping at 49th and Holly.

Next year, one additional stone marker will be added to the neighborhood at 49th and Mercier. Wrought iron signs will be placed at the following entry points: 48th and Wyoming,

48th and Liberty and 48th and Fairmount.

Westwood Park property values are enhanced by the beautification of our neighborhood. A special thanks goes out to Ann Nixon, Ken Geha and Susan Hard for their work in procurement, maintenance and landscaping. Resident volunteers make these upgrades possible (and affordable). Thank you to all who are participating in such a worthy effort!

WESTWOOD PARK



KANSAS CITY  
MISSOURI

C/O HACCD  
222 West Gregory - Suite 201  
Kansas City, MO 64114  
(816) 523-2440

HACCD is on the web!  
[www.haccd.org](http://www.haccd.org)

## 2005 PROPERTY TAX ASSESSMENTS

Maybe you felt the shockwave or heard the screams of disbelief. Maybe you gasped, sank into the nearest chair and shook your head in disbelief. Whatever form your reaction took, nearly every homeowner in Westwood had some distinct reaction to the recent arrival of the latest tax assessment for his/her home, even if it was just to grab a calculator to compute the rate of increase. Although the newly revised assessments haven't yet been posted on the Jackson County website, an informal "back fence survey" suggests that we in Westwood Park were targeted for some whopping increases - increases that raised assessments anywhere from 50 to over 90 percent. And while the city and county haven't yet set the levies for 2005 (the rates that will determine the exact amount of future taxes), it's a good bet that our taxes will rise sharply in the coming years, based on these new assessed valuations.

Again, based on informal reports (gleaned from phone calls to the HACCD office), it appears that we were, in fact, targeted. The rate of increase in Westwood was significantly higher than that for other neighborhoods along the Ward Parkway corridor, where the average increase was closer to 40 percent.

As a homeowner you have the right to challenge the new appraisal (and reduce the size of future

tax increases). The first step is to make an appointment by calling 881-4601 before May 13th and scheduling a hearing.

The American Homeowners Association sells a kit to help homeowners challenge property taxes. Their website [www.homeownertaxcut.com](http://www.homeownertaxcut.com) has information about the manual and the steps for preparing your case.

Contact a realtor to collect information about recent sales prices (actual selling price, not the "asking price") for comparable properties nearby. Prepare an accurate description of your property including factors such as shared driveways, easements or aging mechanical systems that might affect the market value of your house. Take photographs of your property and its surroundings. In short, be prepared with factual information to support your case.

Remember, keep the focus on the market value of your house. While the increase may have prompted your appeal, the county official can always justify the increase by claiming that your property was undervalued before the assessment.