



Fall 2013

Hi Neighbors, In the 14 years I have lived here, this has been the busiest as far as homes sold and new neighbors. Some of them have told me they have been looking for just the right house in our neighborhood to come along for years. We even have one new family (The Kettner's) that had a relative in KC buy their Westchester home while they are living in Canada!

Our 14 new neighbors are,

Jane Bigler 13212 W. 85th Court

Teresa Corredor 8591 Caenen Lake

Florence Cunningham and Janine Sutter 13210 W. 85th

Edward and Mindy Kettner 13207 W. 85th Court

Greg and Paula Makin 13224 W. 85th

Gabriel Mars and LeAnn Ahlvers 8591 Hauser

Betty Mehl 13201 W. 85th Court

Mike and Pamela Scott 8511 Hauser

Jim Standen 8586 Hauser Welcome to the neighborhood!

This year, working with Next to Nature, we have been striving to improve the appearance of the lawns in our neighborhood. We had a Spring and Fall seeding and 5 fertilizer applications so far.

The Sprinklers were in use from mid-June to mid-September. Compared to a year ago, the lawns seem to be really coming along.

If we keep our garage doors closed when we are not using the garage, this will discourage would be thieves and keep our neighborhood looking nice, also.

The wrought iron fences at the entrance and the pool got a fresh coat of paint this year and the picnic table at the pool got a make-over as well.

In 2014, we are planning on a Spring time seal coat application and also will be ordering a new pool cover for the Fall.

Our annual Picnic was attended by 49 this year, and we had perfect weather and some pretty good barbecue from Zarda's. The side dishes and desserts brought by our neighbors made for quite a feast!

With the completion of Covenant Place to our west, the noise and dust have really settled down and I think they will be a great neighbor.

It has been much appreciated that residents are watching their water usage indoors. Also, if you notice an abnormally wet area in the yard, this may indicate a sprinkler valve that does not shut off. Please let me know and I will arrange for a repair to be made.

Attached to this newsletter you will find the October 2013 financial statements. Also included is the 2014 Budget, which will not require a dues increase.

All of our book keeping is done by Homes Associations of Kansas City and audited annually. They collect the dues and pay our bills.

By the way, Clarence Foxworthy who is Executive Director at HAKC will be a guest at our annual meeting.

We have now been self-managing for 5 years now. We are able to deal with issues more quickly it seems, and there is also a savings of \$600 a month (\$7,200 annually) over the previous format.

For 2014, there is a Board Position open and there are two candidates, Dalton Kehlbeck and Wayne Bloecker.

Dalton has been a Westchester resident for 14 years and he has served as a valuable asset on the Westchester Board for the last 6 years. He recently retired from Sinclair Oil as a District Manager after 21 years of service.

Wayne has been a Westchester resident for 1 year. He served in the USMC reserve and retired from Bell and Howell after 41 years in sales, service and marketing. Wayne also owns Inside/Outside Services LLC and does general home maintenance and repairs as well as being a Certified Home Inspector.

The ballot is included in this mailing.

If you are new to the neighborhood or haven't attended in the past, I would like to invite you to attend this year's Annual meeting. It will be held at 8:00 p.m. on Wednesday, November 13th at the Lenexa Senior Center (13425 Walnut Street).

Regards, Alex Soriano