

Westmont News – February 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

We had an unfortunate incident, a power surge and blown transformer, that occurred Sunday, Feb 19 which impacted 14 of our neighbors along the north side of 119th Terrace. For over four hours, power was turned off while Everygy made repairs. Damage to the homes ranged from almost nothing to damaged light sockets and fixtures to totally ruined furnaces, appliances and garage door openers. It was nice to see the care, the concern, and neighbors helping neighbors during this unfortunate situation. That's Westmont. We care.

Everygy does offer Surge Protection Plans for a monthly fee. You can find out more information on their website.

Don't be Left Out in the Cold -- Stay Connected with Your Neighborhood – We are building a stronger, more connected neighborhood -- and we need your help! By joining our Westmont Directory Spot communication platform, you will stay informed about important updates, exciting events, and helpful resources.

- **Why Join Directory Spot:** 1) To stay in the loop and receive timely updates on maintenance activities, safety alerts, lost and found information, and HOA news; 2) To connect with neighbors and be the first to know about community events, clean-up activities, and social activities; 3) To be prepared and receive quick communication during emergencies or important announcements.
- **How to Join:** 1) Send an email to westmonthelp@gmail.com and include your name, email, and telephone number; 2) Contact a Westmont Board Member.
- **Your Privacy Matters:** Your information will only be used for HOA-related communication and will not be shared with third parties.

Please don't miss out on staying informed and connected. Join today and help make Westmont an even better place to live!

VICE-PRESIDENT'S REPORT – Larry Tittle

Cold and Snow – Our New Year has come in with some record-breaking snows and cold weather. Precision did a timely job clearing the snow from driveways and sidewalks. The city was slower coming through our neighborhood for the street plowing. We still have many piles of snow that will probably be around for a while. Thank you to many neighbors who helped with the snow removal on the sidewalks and at their neighbors. Please be safe when out in this cold weather. Stay home, if possible.

Dusk to Dawn Light Bulbs – We have received more dusk to dawn light bulbs. We did run out and some people had to wait. Please contact me if you would like to have one. It really makes a difference in our neighborhood.

ARC Forms – As you start thinking about home improvement projects for the upcoming year, please remember to complete and submit an ARC form. An ARC form is needed when doing outside projects such as roofs, siding, driveways, exterior painting, garage doors, fences, etc. Remember to include your roof mate in the process.

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:

http://ha-kc.org/images/associations/350/Westmont_ARC_2022.pdf

TREASURER'S REPORT – Blaine Halvorson

The December 2024 financial statements and expenses were submitted to the Board at the January meeting for review. We ended 2024 well with more than \$8,000 remaining. This was due in large part to the absence of snow in February, March and December. Our reserves are solid, with approximate \$210,000 in reserves. The 2025 Operating budget was presented to the Board at our January meeting. Following a short Q&A, the budget was unanimously approved

Sadly, we have seven delinquencies this month, with four homeowners currently in a lien status. As a reminder to all homeowners, payments must be received by the 20th of each month to avoid late fees. Late payments due to the weather are still considered late. For that reason, I recommend you join many of your neighbors and sign up to the HA-KC automatic withdrawal program.

LAWN AND GROUNDS REPORT – John Rudzinski

Leaf Cleanup – A big “thank you” to Precision for completing a third leaf cleanup in December at no cost.

Snow Removal – Precision did a remarkable job clearing our sidewalks and driveways of the massive amount of snow. A huge “thank you” to the community members that helped their neighbors with the snow and ice as needed. As a reminder, we do not have ice removal in our Precision contract.

Tree Trimming – Everyg finally trimmed the tree limbs from the power lines on the corner of 119th St and Antioch. Once the weather gets warmer, the branches will need to be removed from the yard. We might need some volunteers.

SOCIAL DIRECTOR'S REPORT – Ray Hawk

Westmont Bridge Club – Meets the second Tuesday of the month from 1-4pm. The next meeting will be Feb 11. If you would like to play a “friendly” game of bridge, call Karen Kittell for details at 913-636-5998.

Social Events – Ray and the social committee volunteers, Pam Tittle, Robbi Arenson, John Rudzinski and Carol Barlau are working on plans for the 2025 social calendar. If you have ideas, we encourage you to share them by calling Ray Hawk at 816-714-8444 or contacting someone on the social committee. We are always looking for additional volunteers, so if you would like to be a social committee volunteer and contributor, please contact Ray.

THIS AND THAT – Carol Barlau

Red Door Special – There is something special going on at the Red Door Grill in Leawood on Mondays -- \$5 Burgers. What a great deal and great way to start the week. They are located at 11851 Roe Avenue.

Chiefs 3-Peat – The Kansas City Chiefs are on the brink of making NFL history with a potential third consecutive Super Bowl victory. Let's amplify the excitement in our neighborhood and show our support by wearing our Chiefs gear and decorating the neighborhood with yard signs, banners, flags, lights, etc. We need to create some positive vibes in our neighborhood! Super Bowl LIX will be played on Feb 9, 2025 in New Orleans. Go Chiefs!

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 17, 2025.