

Westmont News – September 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

Westmont Annual Picnic – Save the Date! – Mark your calendars! The Westmont Annual Picnic will be held the afternoon of **Saturday, Sept 13th**. Join your neighbors for food, fun, and community spirit. More details will be shared soon through Directory Spot and a mailbox flyer. To help us plan, please send an email to **Westmonthelp@gmail.com** with your name, address, and the number of people attending. We look forward to seeing everyone there!

Note the Date Change – Westmont Annual Meeting – Mark your calendars! The Westmont Annual Meeting will be held on **Wednesday, Oct 22, 2025** 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.

Open Board Positions – Volunteers Needed – Several positions on the Westmont Board will be opening in January 2026. 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 **Sunday, Sept 14th** with:

- Your name and address
- A short paragraph about yourself, including how long you've lived in Westmont, your work background, hobbies or special skills, and a little about your family

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

Tree Inspection and Treatment – Thank you to the 20 or so homeowners who have already treated their pin oak trees through Ryan Lawn & Tree or another vendor—your efforts make a big difference in keeping our neighborhood healthy and beautiful! That said, there are still a number of trees that need iron treatment. To help, the Board has arranged a discounted service with Ryan Lawn & Tree. They will inspect and treat trees, if needed, at a cost to the homeowner of \$150 per tree (a \$25 discount). To schedule, call 913-381-1505 and mention you are from Westmont. Please remember: choosing a vendor and caring for your trees is the homeowner's responsibility, not the HOA's. Healthy trees are not only an asset to your property but also to the entire community. And keep in mind—removing a diseased tree is far more expensive than treating and saving one.

VICE-PRESIDENT'S REPORT – Larry Tittle

Home Inspections – During the month of September, the Board will be conducting light home inspections. There's no need to worry—these quick exterior checks are simply to identify any obvious issues that could affect safety or the overall curb appeal of our neighborhood. The goal is to help homeowners identify problems to be

remediated, which will maintain our property values and keep our community looking its best. If you have any questions, please don't hesitate to reach out to me.

Fall Is Approaching – It's almost fall y'all. It's a great time to wrap up those home and outdoor projects we've been meaning to finish since spring and summer. Many of us had to put things on hold thanks to the heat, heavy rains, and even some flooding. Now, as cooler weather arrives, it's the perfect chance to catch up. Of course, fall also brings plenty of acorns—so don't forget to rake them up and keep sidewalks and driveways clear and safe. With a little progress on projects, you'll still have time to sit back, relax, and enjoy some college football and NFL action.

On-Street Parking – Please to be mindful of where and how you park your vehicles. Use your convenient two-car garage or driveway instead of parking on the street when possible.

ARC Forms – Please remember to complete and submit an ARC form when doing exterior improvements: painting, roofing, driveways, new 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 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

TREASURER'S REPORT – Blaine Halvorson

The July 2025 financials were reviewed with the Board and everything was in order. With almost three-quarters of the year behind us, our operating expense remains within budget.

As a reminder, I encourage you to join over 70% of your neighbors to enroll in the HA-KC's automated check handling service. No more worries of erratic mail services or late payments. I encourage you to contact Doug Luther at the Homes Association of Kansas City at (913) 385-2440 or dluther@ha-kc.org to enroll. And finally. If you find you are unable to meet your monthly dues obligation, please reach out to Doug Luther at the HA-KC to make payment arrangements. Your conversation will be confidential.

LAWN AND GROUNDS REPORT – John Rudzinski

Precision Lawn Activities for September – Lawn mowing will continue weekly on Thursdays, weather permitting. Precision Lawn will apply a fertilizer in early September. A Directory Spot notification will be sent prior to the application, so if you do not want the fertilizer applied, please put out a sign on your front lawn. Note: Due to excessive heat or drought, there is always the possibility we may skip a mowing.

Tree Maintenance Reminder and Thank You – A big thank-you to all the homeowners who have already trimmed and cared for their trees. As a reminder, it is each homeowner's responsibility to keep trees properly maintained, including those in the boulevard area in front of your home. This includes removing dead limbs, keeping a safe and healthy canopy height, and making sure branches do not overhang onto a neighbor's property or damage the perimeter fence. Regular tree care not only keeps Westmont looking attractive, but also helps prevent safety hazards and property damage. Thank you for doing your part to keep our community safe and beautiful!

Fall Lawn Renovation – 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, thicken your lawn, and prepare 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.

SOCIAL DIRECTOR'S REPORT – Ray Hawk

New Neighbors – Welcome to our new neighbors! We are so glad you chose Westmont!

8327 West 119th Terrace – Mike Randol & Mary Stewart

Westmont Bridge Club – Meets the second Tuesday of the month from 1-4pm. The next meeting will be Sept 9 and hosted by Barbara Johansson at 8315 W 121st Street. If you would like to play a “friendly” game of bridge, call Barbara Johansson at 913-433-6890 or Brenda Flagler at 913-498-1617 for details.

Social Events – The Social Committee has an exciting lineup of events in the coming months—perfect opportunities to connect with neighbors and enjoy the Westmont spirit. Specific details to be forthcoming via Directory Spot or Mailbox Flyer.

- **Westmont Annual Neighborhood Picnic** – Saturday, Sept 13th
- **National Good Neighbor Day** – Sunday, Sept 28th
- **Westmont Happy Hour at Pinstripes** – Wednesday, Oct 8th
- **Westmont Annual Meeting** – Wednesday, Oct 22nd

Save the dates and plan to join us for good food, great company, and valuable community updates. Let's come together and make these gatherings a true celebration of Westmont pride!

THIS AND THAT – Carol Barlau

Sunday, Sept 28 is National Good Neighbor Day – Fall is a perfect time to celebrate the friendships and connections that make Westmont such a special place to live. National Good Neighbor Day (9/28) reminds us to show appreciation, lend a hand, and strengthen the bonds in our community.

- **5 Tips for Keeping the Peace with Neighbors** – Living in a respectful, friendly community benefits everyone. A few simple habits can prevent conflicts and keep Westmont harmonious:
 1. **Build rapport early** – Introduce yourself, exchange contact info, and offer a friendly hello.
 2. **Be considerate** – Respect community rules, shared spaces, and timing when starting conversations or projects.
 3. **Communicate openly** – Give neighbors a heads-up about parties, pets, or home projects.
 4. **Address issues calmly** – Tackle problems directly and respectfully before they grow.
 5. **Seek help if needed** – If challenges persist, involve a neutral third party such as a fellow neighbor or the HOA.

- **Ways to Celebrate Good Neighbor Day (9/28)** – Looking for simple ways to spread kindness? Try one of these:
 - Lend a hand with yard work.
 - Invite neighbors over for a meal or cookout.
 - Run an errand for someone who needs help.
 - Drop off homemade treats.
 - Share extra plants or shrubs.
 - Take a neighbor's pet for a walk.
 - Surprise them with a small gift like a potted plant or candle.
 - Offer help with a minor household repair.
 - Write a short note of appreciation.

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!

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 Sept 15, 2025.