



Westwood Park – A Great Place to Live for 100 Years!

August, 2022

Save the Dates!

- The Annual Picnic in the Park will be held from 5:00 to 7:00 pm on Sunday, **September 18th**. The record crowd had a fine time last year. Back by popular demand will be sandwiches from Bay Boy and Culver's frozen custard.. We hope you all can make it! It's a great opportunity to meet and visit with your neighbors!
- The last Dumpster Day of the year will take place on **October 22nd**. One dumpster will be for unwanted items and another will be there for yard waste. (They won't take appliances or mattresses.)
- There are two City yard waste days per year where you can put out up to 20 yard waste bags. The last one this year will be on Friday, **December 23**. You can check this information on kcmo.gov/city-hall/trash/leafandbrush.

A busy first half of 2022 for Westwood Park!

On March 8th, Pembroke Hill invited Westwood Park residents to tour Pembroke to see the results of the construction and remodeling projects they've been doing over the past year. The Pembroke improvements are incredible, and the School is certainly state of the art. Another plus--their administration works to maintain a positive relationship with Westwood Park.

On March 19th, a meeting for Westwood Park Residents was held at Pembroke Hill to discuss possible changes in zoning requirements for the neighborhood to set reasonable rules for future house construction to protect the charming ambiance of the neighborhood.

On April 24, 2022, we held the Westwood Park Homes Association Annual Meeting at Pembroke Hill for residents. This was exactly 100 years after the first Westwood Park Homes Association meeting! Yes, it was our 100 Year Anniversary!

The 100 year anniversary event was very special. We celebrated with delicious catered appetizers provided by Pembroke. Aryn Roth, Board President, welcomed everybody. Margaret Smith then shared a brief history of the first Homes Association Meeting in 1922! The initial meeting was held at Mission Hills Country Club, and the home owners were the guests of JC Nichols. The first Board Members lived at 1400 W. 50th, 5015 Westwood Terrace, 4960 Westwood Terrace, 1408 W. 51st, and 1431 W. 50th. Quite a history in those houses!

Neighbors were updated on current initiatives including zoning amendments, speed bumps on Westwood Road, fountain maintenance, and island beautification.

A new initiative was introduced by Cindy Frewen to help preserve our neighborhood's rich history. It is called, "**Stories Past, Present, and Future,**" and it provides a way for any of us to share stories about our houses and this neighborhood. We can consider stories about holidays, celebrations, house changes, major ice storms, etc. All people have to do is write their stories, and preserve them with any pictures by posting them in: <https://tinyurl.com/4ec84714>

Aryn Roth and Margaret Smith handed out beautifully decorated cookies in the park the next day that commemorated our 100 Year Anniversary.

On June 18, the Neighborhood Garage Sale was scheduled to help neighbors declutter responsibly, and on **June 27**, we had a wildly successful Dumpster Day.

Welcome to New Neighbors

Since February of this year, the following neighbors have joined our community. Please add the new names and addresses to your Neighborhood Phone Directory.

Jess & Amy Vasina at 1410 West 50th Street	Jacques Borel at 1317 West 50th Street
Melinda Upshaw at 1615 West 50th Street	Mackenzie Bromley at 4924 Westwood Road
John Mueller at 4920 Bell	Michelle Allen at 4849 Westwood Road
Kathleen & Kurt Wiedeman at 4950 Wyoming	David Janco & Maria Garcia-Suarez at 4815 Liberty

Safety Tip

Get to know your neighbors on all sides. Knowing neighbors' names, phone numbers and cars can help keep track of familiar faces and vehicles in the immediate area. If there is suspicious activity, call the neighbor or call 911. It is better to double check than remain silent if something seems amiss.

Unfortunately break-ins can happen.

Westwood Park discourages door to door sales. No Soliciting signs can be helpful in this effort.

Things to Know

- City garbage and recycling pick up is on Friday mornings- Check www.kcmo.gov for holiday and inclement weather schedules.
- If a resident wishes to pursue limiting parking to one side of the street on their block due to crowding, the link to the KCMO Parking Page is <https://www.kcmo.gov/city-hall/departments/public-works/parking/on-street-parking>. On that page is a questionnaire you can complete to begin the process. You can also call KCMO City Services 816-513-1313, and explain what you are attempting to do to get started.
- Questions about streets and other City Maintenance can be directed to KCMO City Services at 816-513-1313. (On sidewalks--each resident is responsible for sidewalk maintenance in front of his or her house.)

Enjoy all the dazzling flowers and landscaping in Westwood Park!

This summer, we enjoyed a vibrant and fresh feel to our neighborhood with all of the gorgeous flowers and fine landscaping located at our lovely Fountain Oasis and the beautiful dry fountain at Ward Parkway and Holly, as well as at each of the neighborhood entrances into Westwood Park.

Several neighbors work very hard to make this happen! Ann Nixon has been working on neighborhood beautification since 1998, and continues tirelessly to do so to this day. Martha Negley plants bulbs in the spring that so we can enjoy the flowers all summer. Elizabeth Corder helps keep the area lovely by planting and weeding for the common areas.

At our Fountain Oasis, in particular, a number of projects have been completed this year to ensure that it is inviting for everyone driving or walking by. Ann Nixon and Elizabeth Corder bought the plants and planted them. At the fountain, major landscape maintenance has resulted in a revitalized fountain area. Our landscapers straightened out the stone work and filled in stones to prevent erosion and runoff. This was the biggest fountain improvement project in years! **A gentle reminder:** Please enjoy the fountain

by staying out the water. Human and canine wading can damage wiring to the lights and other equipment. Thank you!

Thanks to all of you for beautifying Westwood Park!!!!



Tulips this spring at our Fountain Oasis



Lovely flowers at our dry fountain

Homes of the Month!



June: 4929 Westwood Rd, Maria Swan & Sebastian Leger



July: 4920 Wyoming, Michael & Katherine Hellman



August: 4959 Mercier, Melynda Ann Little



Entrance at State Line Road

More Highlights!



Neighbors at Centennial Celebration in April



Commemorative Cookies from 100th Celebration



Everyone celebrates Dumpster Day!



Neighbors compare yard waste at Dumpster Day

Update on Requirements for New Construction in Westwood Park

On March 19th, a meeting for Westwood Park residents was held at Pembroke School's Ward Parkway campus to review options to control the size of new home construction in Westwood Park. One option reviewed was to establish a neighborhood conservation overlay district that would add requirements specific to Westwood Park to the base zoning requirements in order to obtain a building permit. Another option was to work with the city in their current effort to amend lot and building standards in the zoning ordinance to address construction in established neighborhoods. This update creates a new category of residential development identified "Infill" with lot and building standards based on existing adjacent conditions. The group consensus was to see if the city's proposed zoning amendments would adequately address concerns of overbuilding on lots in the neighborhood.

Since that time, the city's planning and development department has had a series of virtual meetings to review proposed amendment wording and get input from neighborhoods. A smaller working group of neighborhood representatives has met with city planning and development to continue to work on the amendment over the summer. The city's goal is to take the proposed amendment to the plan commission by October. The proposed zoning amendments can also be found at www.kcmo.gov/city-hall/departments/city-planning-development/development-management/chapter-88-code-amendments. Look for the section on Infill Residential Development, Chapter 88-110-06 Lot and Building Standards for Residential Development.

Summary of Short Term Rental Requirements in Westwood Park

Westwood Park is zoned residential use zone R-6. This designation defines the acceptable uses of the properties and minimum lot size. Acceptable uses can be found on the Residential District Use Table 110-1 of the zoning and development ordinances. To access the ordinance directly go to www.kcmo.gov/city-hall/departments/city-planning-development/codes-and-ordinances and click on “Zoning and Development Code –Chapter 88.”

Short Term Rentals are allowed in R-6 neighborhoods but they must meet certain standards and conditions, and they must go through a permitting process. The City defines Short Term Rentals (STR) as a lodging that is rented for periods of less than 30 consecutive days. STRs are regulated under City Ordinance 88-321. The city has identified two types of STRs. Type 1 STR is occupied by the owner/host for minimum of 270 days per year. Type 2 STR is a non-owner-occupied lodging.

To obtain a permit to operate an owner-occupied STR, the resident host must submit an application to the city planning and development director. The resident host must also submit a notarized affidavit stating that notification of short-term rental use was provided by certified or registered mail and by regular mail to all adjacent property owners, including those adjoining and immediately across the street; and to any relevant homeowner’s association, neighborhood and civic organization registered with the city. Upon approval, the resident host will receive a permit number.

Non-owner-occupied STRs are broken down to two categories: seasonal and year-around. A seasonal STR is rented for 95 days or less per year. A year-around STR is rented for more than 95 days per year. Permitting requirements for a seasonal non-owner-occupied STR are similar to those for an owner-occupied STR. However, the permitting process for a non-owner-occupied year-around STR has additional requirements. The applicant must include a notarized affidavit with signatures of at least 55% of the adjacent property owners including those adjoining and immediately across the street. If the applicant cannot provide notarized signatures of 55% of the adjacent property owners, the applicant must acquire a Special Use Permit (SUP) in accordance with 88-525. This process includes a requirement to file an application, notice of a city plan commission hearing on the application posted in the newspaper and sent to property owners within 300 feet of the subject property and to any relevant registered homeowner or neighborhood association, a hearing before the city plan commission, and a hearing before the board of zoning adjustment. If the application is approved, it may be revoked for several reasons including noncompliance with conditions of approval.

If you want to confirm that a property has been approved by the City to operate as an STR, go to the City’s Parcel Viewer (<https://maps.kcmo.org/apps/parcelviewer>) and click “permits” under the Parcel Data column on the left. If a permit for an STR is not shown, you can notify the city by using the 311 phone number or by online process at www.kcmo.gov/city-hall/311.

Who Are We?

Westwood Park includes 310 properties. State Line borders Westwood Park on the west, 48th and 49th Streets on the north, Holly and Ward Parkway on the east, and 51st Street on the south. Westwood Park Homes Association is a member of Homes Associations of Kansas City (HAKC), a not-for-profit entity with a staff that provides accounting and administrative support for the volunteers who serve on member HOA boards on both sides of State Line. HAKC posts our bylaws, financials, board meetings and newsletters on their website, HA-KC.org. Select “Westwood Park” under Missouri Associations.

Homes Association Board

President---Aryn Roth; arynroth1@me.com

Vice President—Ann Nixon; Ann@reecenichols.com

Secretary—Marita Wesely; marita.wesely@gmail.com

Treasurer—Margaret Smith; margaretjosmith@gmail.com

Director, Overlay Review—Steve Weneck; stevew@kansascityhomes.com

Director, Common Area Planting, Holly Street—Elizabeth Corder; elizcorder@gmail.com

Director, Newsletter—David Evans; sammyjan68@gmail.com

If you want to become a board member, help on anything in the neighborhood, or just want to share information or ideas, just e-mail one of the Westwood Park Board Members listed above. Thanks!