



## Westwood Park Homes Association

*A Great Place to Live for 100 Years!*

### Mark Your Calendar!

- The Annual Westwood Park Homes Association Meeting will take place on April 16 at Pembroke Hill High School with a social hour beginning at 5:00 pm, including wine and Hors d’oeuvres. Association business will begin at 6:00 pm. At the meeting, we will hold elections for anyone interested in joining the current Board. After years of admirable service, there are a small number of long-serving board members interested in passing the torch to new members. If you are interested in running for a position, please contact one of the Board members listed at the end of this newsletter. The pay is not great--\$0—but “feel good” rewards are many.
- Cinco de Mayo at the Fountain! On Friday, May 5<sup>th</sup>, neighbors can meet from 5:00 -7:00 pm to celebrate spring and the opening of the Fountain. BYOB and enjoy chatting with your neighbors at this informal get together! (Rain date-June 2<sup>nd</sup>).
- The Neighborhood Garage Sale will occur on June 17<sup>th</sup>.
- The first Dumpster Day of 2023 will take place on Saturday, June 24<sup>th</sup>. One dumpster will be for unwanted items, and another will be there for yard waste. (The City will not take appliances or mattresses.) The dumpsters open at 8:00 am and close when they are full or at 12:00 noon, whichever is sooner. Once the back of the dumpster is closed, please do not try to fill further. (The 2<sup>nd</sup> Dumpster Day in 2023 will be in October.)
- The Westwood Park Annual Picnic will be held in the Park on a Sunday in the fall of 2023 (taking into account the Chiefs schedule) Go Chiefs!!!!

### Welcome to New Neighbors

- Since August of 2022, the following neighbors have joined our community. Please add the new names and addresses to your Neighborhood Phone Directory.

George White & Nicole Collier at 4925 Holly	Portia Egan & Arian Ashourvan at 4849 Westwood Road
Melissa Otte at 4912 Wyoming	Matthew & Mackenzie Bromley at 4924 Westwood Road
Derek Shandy at 4927 State Line	Colin Chambers at 4940 Bell
Matthew Adams at 4954 Bell	Michele McMillen at 1416 West 50th Street
Britney Valas at 1426 West 50th Terrace	Frank Byers at 4905 State Line
Jonathan & Melissa Bodway at 4805 Liberty	Steven Frost & Nick Harbert at 1324 West 50th Terrace
Nathan & Kayla Force at 4834 Liberty	

### Westwood Park New Facebook Page for residents!

- Westwood Park Neighbors, we’re trying something new to help share information and make connections. Please join our Westwood Park Homes Association Facebook page.  
Here is a link - <https://www.facebook.com/profile.php?id=100090401476349> Let’s get social!

### Spring is almost here!

- It will be great to see flowers blooming and folks walking their pets! Please always remember to pick up after your pets and dispose of their deposits. That fresh air and exercise keeps them healthy and . . . regular.
- As you visit our beautiful neighborhood fountain on your walks, please make sure your furry friend doesn't take a dip—Human and canine wading can damage wiring for the lights and pump equipment. Thanks!

### Thank You!

- Your annual Westwood Park homeowners' assessment helps pay for maintenance and utilities for the fountain at 50<sup>th</sup> and Westwood Road, maintenance of the islands at Westwood Road and Ward Parkway Bridge, maintenance of the green space at Holly and Ward Parkway and at 51<sup>st</sup> and State Line, maintenance of our markers at 49<sup>th</sup> and Mercier, 49<sup>th</sup> and Holly, 50<sup>th</sup> Terrace and Ward Parkway, 51<sup>st</sup> Street and Ward Parkway, 49<sup>th</sup> and 50<sup>th</sup> and State Line, and the southeast corner of Westwood Park. Dues also pay for newsletters, phone directories, Dumpster Days, our annual meeting, and help underwrite the picnic. Thanks so much for paying the annual assessment in a timely manner.

### Things to Know

- There are two City yard waste days per year where you can put out up to 20-yard waste bags. One is held in the spring, one in the fall. A notice of the dates is included in your water bill as the dates get closer. You can also check this information on [kcmo.gov/city-hall/trash/leafandbrush](http://kcmo.gov/city-hall/trash/leafandbrush).
- Please use the City's website, [KCMO.gov](http://KCMO.gov) or call 311 to get all your Kansas City service questions answered. The website is user friendly. You'll find out:
  - If trash pickup schedules are changed due to holidays or bad weather
  - How to line up City Bulky Item pickup
  - Where to take hazardous wastes
  - City sites where they will take yard waste and give you mulch for free
- Pembroke Hill School events where they anticipate a large volume of people parking off campus
  - Wednesday, March 1st: Boys Basketball Quarterfinals. 5:00 - 8:00 PM
  - Thursday April 20th: Televised lacrosse games against Rockhurst High School 5:00 - 8:00 PM
  - Wednesday, May 17th. Boys Lacrosse Playoff Game 5:00 PM - 8:00 PM
  - Saturday, May 20th. Pembroke Hill School Graduation. 6:00 PM - 9:00 PM

### Upcoming Municipal Elections

- Currently, Westwood Park is in the 4th City Council District and is represented by Eric Bunch. For the April 4th municipal primary elections, we will still be a part of the 4th District. However, council districts have been redrawn to equally distribute the city's population based on the 2020 census, and the new district boundaries will be adopted for the August 8th general election. For the August general election, Westwood Park will be included in the 6th District. Please become familiar with candidates running for both 4th and 6th Districts.
- The April 4, 2023 ballot also includes a question on adding a 3% sales tax to recreational marijuana sales, and two questions that would allow taxing of short-term rentals the same as hotel accommodations. A sample ballot can be found at [www.kceb.org/elections/ballot](http://www.kceb.org/elections/ballot).

### City Infill Zoning Ordinance Amendment will affect New Construction in Westwood Park

- On January 5, 2023, the City Council of Kansas City passed Ordinance 220997 that amended three sections of Chapter 88, the Zoning and Development Code. Revisions to Section 88-110, Residential Districts, created standards for infill residential development on lots that were either platted or annexed into corporate limits of Kansas City prior to March 1, 1954. The standards are designed to ensure that development in established

neighborhoods is generally consistent with the form, bulk, placement, and scale of the neighborhood, yet provide sufficient flexibility to allow incremental evolution.

- These infill development standards apply to development on lots in Westwood Park, including both new construction and modification to existing structures. The standards are contextual and based on existing conditions of the neighborhood. The standards establish a “context area” to determine building front and side setback requirements and building width requirements. A context area is defined as a lot “lying in whole or in part within 200 feet of an infill residential lot and located on the same block face.” The front setback range shall be no less than nor greater than the front setbacks provided by the existing buildings in the context area. This will maintain the uniform front setback line of most lots in Westwood Park.
- Development height is controlled by the height of the structures on either side of the proposed project and the roof pitch of the proposed project.
- The revised section also includes infill vehicular use standards. These standards dictate driveway and garage locations based on neighborhood conditions and limits the percentage of the façade occupied by the garage.
- The ordinance requires the City Manager to review the ordinance within 18 months of the effective date.

**Update on Short-Term Rentals (STR) within residential neighborhoods**

- Kansas City identifies two types of short-term rentals and regulates them under City Ordinance 88-321. These are Type 1 owner-occupied, and Type 2 non-owner occupied. The existing ordinances have many enforcement issues and the proliferation of unlicensed STRs have left residents in many neighborhoods no recourse to correct problems relating poor conduct STR renters and absentee property owners.
- In the fall of 2022, the City Auditor published the results of two performance audits. The first audit identified the amount of money the city was missing out on by not taxing short-term rentals the same as hotels. This is being addressed in two questions on the upcoming municipal elections. The second audit identified the gaps in regulations and enforcement in the current system. The audit found that from August 2018 to August 2022, of the 4,175 residences hosts listed as STRs on intermediary sites, only 296 had been permitted, a 7% compliance rate.
- The Kansas City Neighborhood Advisory Committee (KCNAC) is an advisory board to the governing bodies of KCMO on matters affecting neighborhood welfare. After several months of research and information-gathering, the group has submitted recommendations to the Mayor, the City Manager, and the City Council. The group gathered input from neighborhood leaders, community members, law enforcement, and short-term rental operators.
- KCNAC’s key recommendations are to eliminate the operation of non-owner occupied STRs in residentially zoned areas and to cap the total number of short-term rental permits available. Specific initiatives within the recommendations are intended to increase equity within the permitting process. Recommendations include the following:
  - Intermediary platforms shall be required to confirm a permit number before posting a site. Intermediary platforms shall collect and remit all taxes and fees.
  - Type 2 permits shall require approval from 75% of adjacent (adjoining and across the street) independent property owners.
  - All initial short-term rental permits shall be issued on a conditional 1-year basis before qualifying for a full 2-year permit.
  - A lottery system for the award of available permits within the city limits of Kansas City shall be developed to manage the density of listings, prioritize guest safety, and promote equity within the program.
  - All units will be inspected to comply with the safety requirements.

## Who Are We?

Westwood Park includes 310 properties. State Line borders Westwood Park on the west, 48<sup>th</sup> and 49<sup>th</sup> Streets on the north, Holly, and Ward Parkway on the east, and 51<sup>st</sup> 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/Fountain & Island Maintenance—Ann Nixon; Ann@reecenichols.com

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

Treasurer—Margaret Smith; margaretjosmith@gmail.com

Director, Overlay Review—Steve Weneck; stevieweneck@gmail.com

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

Director--Julie Tozier; julie.tozier@gmail.com