

Westmont News – December 2025

Board member's names, positions, and contact information listed below:

- **President** – John Ziegelmeyer, 785-550-5127, jziegjr@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

On behalf of the Westmont Board, we wish every resident a safe, joyful, and meaningful holiday season. May the coming year bring peace and prosperity to all.

PRESIDENT'S REPORT – John Ziegelmeyer

Tree Trimming Reminder – Late fall and early winter are an ideal time to get your trees trimmed. With most trees going dormant, trimming during November and December reduces stress on the tree and promotes healthier growth in spring. The lack of leaves also gives arborists better visibility to identify weak or damaged branches, improving the overall safety and appearance of your property. If your trees need attention, now is the perfect time to schedule a trim.

Non-Resident Homeowners – Please be sure your rental property is registered with the City of Overland Park as a “rental”. The city requires all rental properties be licensed and inspected. Failure to do this can result in a fine. The city has advised us they will be enforcing this ordinance more strictly in 2026.

VICE-PRESIDENT'S REPORT – Larry Tittle

On-Street Parking – As winter approaches, please be mindful of where and how you park. Snow removal, narrower streets, and slippery conditions can make on-street parking both hazardous and inconvenient for your neighbors. Whenever possible, please use your convenient two-car garage or driveway instead of parking on the street. Your cooperation helps keep our community safer and our roads clear during the winter months.

Dusk-to-Dawn Light Bulbs – We still have a supply of bulbs available at no charge. If you're interested, please contact me or any Board member. These bulbs have made a noticeable difference in brightening our neighborhood and helping keep it safe.

ARC Forms – It's not too late to turn in an ARC form for wood rot and new roofs. I've had several inquiries the past couple of weeks. 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 October 2025 financials were reviewed with the Board and everything was in order.

2026 Budget Preparation – We will begin preparing the 2026 operating budget this month. Once the draft is completed, it will be reviewed and considered for approval.

It's That Easy – Tired of writing checks for your monthly HOA dues? Consider enrolling in Westmont's AutoPay program. With AutoPay, your dues are automatically deducted from your bank account each month—no checks to write, no stamps to buy, and no trips to the post office. Simply complete and return an authorization form with your account information to Homes Associations of Kansas City. It's that easy. For questions or to obtain an AutoPay authorization form, please contact Doug Luther at Homes Associations of Kansas City at 913-385-2440 or e-mail dluther@ha-kc.org.

LAWN AND GROUNDS REPORT – John Rudzinski

Leaf Cleanup / Winter Fertilizer – Precision will complete the first leaf cleanup during the week of Nov 24, followed by the application of winter fertilizer. A second leaf cleanup is planned for mid-December. Please note that all dates are weather dependent, and a Directory Spot notification will be sent prior to the activity. If you prefer that Precision *not* perform leaf cleanup or apply fertilizer to your yard, please place a sign in a visible spot so the crew can easily identify your preference.

SOCIAL DIRECTOR'S REPORT – Ray Hawk

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

8329 West 120th Street – Luke & Melissa Hutton

Happy Hour was a Success – About 36 neighbors joined us for another fun Happy Hour on Nov 11. We tried a new location, Rock & Brews, and it was a great fit—they reserved a comfortable area for our group and offered a special happy hour menu. It's always enjoyable to explore new spots together, so if you have suggestions for future Happy Hour locations, please share them with the social committee or Board.

Halloween Pet Parade – Thirteen dogs and their owners came out for the first Westmont Halloween Pet Parade, and it was a howling success! A big thank you to Gail for suggesting and organizing the event, and to everyone who lined the parade route with cheers and treats. It was such fun seeing our four-legged friends and their humans in costume — let's do this again next year!

Social Events – It's never too early to start working on plans for next year's social events calendar. If you have ideas, we urge you to share them with a social committee volunteer or Board member. Social committee volunteers are Pam Tittle, Robbi Arenson, Vicki Harper, John Rudzinski and Carol Barlau.

Westmont Bridge Club – Meets the second Tuesday of the month from 1-4pm. The next meeting will be Dec 9. If you would like to play a friendly game of bridge, call Brenda Flagler at 913-498-1617 for details.

THIS AND THAT – Carol Barlau

Finding Peace in a Busy Season – As December arrives, our calendars begin to fill, our to-do lists grow, and the pace seems to quicken. But the heart of the holiday season isn't found in perfect decorations or packed schedules—it's in the moments of connection that make our community feel like home.

This month, we encourage you to carve out time to unwind. Enjoy a stroll through the neighborhood to admire festive lights, check in on a neighbor, or simply relax with your favorite traditions. Give yourself permission to slow down and savor the season in a way that feels right for you.

Wishing everyone a peaceful, safe, meaningful, and stress-free holiday season.

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 Board will NOT meet in December due to the holidays. The next board meeting will be Jan 19, 2026.