

Westmont News – April 2026

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

- **President** – John Ziegelmeier, 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** – Linda Stogsdill, 913-439-7365, lkstogsdill@gmail.com
- **Social Director** – John Rudzinski, 904-651-9219, jhnrudzinski@gmail.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 Ziegelmeier

Garage Sale – Mark Your Calendars – The neighborhood garage sale will be Thursday, May 14 through Saturday, May 16. Participation is encouraged, as this will be our only garage sale event this year. We have once again arranged for City Thrift to pick up any unsold items on Monday, May 18. This service is available to all residents – simply place your items near the curb that morning. Also, be on the lookout for updated neighborhood garage sale signage this year.

Trash and Recycling Containers – Please remember that, according to our bylaws and city code, trash and recycling containers must be kept out of sight and not visible from the street except on designated collection days, typically Fridays. Thank you for doing your part to help keep Westmont looking its best.

Don't be Left Out – Stay Connected with Your Neighbors – We are working to build a stronger, more connected community. By joining our Westmont Directory Spot communication platform, you'll receive important HOA announcements, timely updates, information about community events, and helpful neighborhood resources.

- **How to Join:** 1) Send an email to westmonthelp@gmail.com and include your name, email, and phone number, or 2) Contact a Westmont Board Member for assistance
- **Your Privacy Matters:** Your information will only be used for HOA-related communication and will not be shared with third parties.

We are always looking for ways to improve our neighborhood. If you have ideas, suggestions, or feedback, share them by emailing westmonthelp@gmail.com. Your input helps make Westmont an even better place to live.

VICE-PRESIDENT'S REPORT – Larry Tittle

ARC Forms – It's time to start planning your home improvement projects for the year – painting, roofing, windows, driveways, new decks, fencing, and landscaping. Please remember to complete and submit an ARC form before beginning any exterior project. Also, consider coordinating with your roof-mate on similar projects (such as roofing, painting), as this may help reduce costs. If I can assist with your plans or decisions, please feel free to give me a call.

Here is the address link to 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

This is a reminder of Westmont's payment policy and the importance of maintaining a consistent payment schedule. HOA dues must be received no later than the **20th of each month**. Payments received after the 20th will incur a late fee, which must be paid with the following month's dues. If a homeowner fails to make payments for two or more consecutive months, the following actions may occur:

- **Month 1** – A late fee may be assessed. While no formal action is typically taken, additional fees will appear on the next invoice and must be addressed.
- **Months 1–2** – Additional late fees and penalties are assessed. The homeowner will generally receive a reminder letter regarding the delinquency, requesting payment by a specified date and/or encouraging contact with HA-KC to arrange payment.
- **Months 1–3 (Third Strike)** – Continued non-payment may result in referral to HA-KC to begin the lien process. Homeowners are strongly encouraged to contact HA-KC to establish payment arrangements. Any costs associated with liens or additional legal actions will be the responsibility of the homeowner.

To help avoid late fees, HA-KC offers an **automated bank draft (AutoPay)** service. Through this program, monthly dues are automatically deducted from your bank account. To enroll or request an authorization form, please contact **Doug Luther at HA-KC** at (913) 385-2240 or dluther@ha-kc.org.

LAWN AND GROUNDS REPORT – Linda Stogsdill

Precision Lawn Activities for Late March & April – Spring has arrived early this year, and Precision will have a lot of seasonal lawn care activities in late March and April:

- Spring leaf cleanup: **Week of March 23**
- Weekly mowing begins: **Wednesday, April 1** (Wednesdays are our scheduled mowing day)
- Second fertilizer and pre-emergent weed control (to prevent weed germination): **Week of April 20**
- Post-emergent weed control (for visible weeds): **Week of April 27**

Please note all services are **weather permitting**, so schedules may change. Watch for email updates regarding any adjustments. If you prefer to **opt out of any service**, please place a clearly visible sign for the lawn crew.

New Mowing Day & Reminders – Our regular mowing day will be **Wednesdays**, with Thursdays as a backup day. To help ensure smooth service:

- Unlock your gate if you would like your backyard mowed
- Pick up after pets
- Remove fallen branches and debris
- Avoid running sprinklers on Wednesdays

If you have any questions or concerns, please feel free to reach out.

SOCIAL DIRECTOR'S REPORT – John Rudzinski

Social Events – The Social Committee has developed a 2026 Calendar of Events, which will be distributed via Directory Spot in early April. Please refer to it each month – we hope you'll join us!

April Social Activities:

- **Happy Hour Meet-Up** – Tuesday, April 21, 4-6pm at Rock & Brews, Prairiefire, 5701 W 135th St, Overland Park
- **Earth Day** – Wednesday, April 22 (See page 3 of newsletter for details)

If you have questions, ideas for future events, or would like to get involved, please contact me or one of our Social Committee members: Pam Tittle, Robbi Arenson, Vicki Harper, or Carol Barlau.

Westmont Bridge Club – Meets the second Tuesday of the month from 1-4pm. The next meeting will be Apr 14. If you would like to play a friendly game of bridge, call Karen Kittel at 913-636-5998 for details.

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 Parish Hall 1. The next board meeting will be Apr 20, 2026.

THIS AND THAT – Carol Barlau

Celebrate Earth Day – Wed April 22 – Earth Day is a wonderful opportunity to think about small choices we make every day that help care for our planet. It's also a great time for our neighborhood to come together and make a positive impact right here in our community. You don't have to do something big to make a difference. Even small actions can add up when many people participate. Here are a few ways you can celebrate Earth Day:

- **Plant Something Green** – Trees, flowers, or herb garden can brighten your yard and make a difference
- **Reduce Energy Use** – Turn off lights when not in use, unplug electronics, and switch to LED bulbs
- **Be Mindful of Waste** – Recycle properly and consider composting food scraps
- **Go Car-Free for a Day** – Walk, bike, or carpool, when possible, to reduce emissions
- **Ditch Single-Use Plastics** – Use reusable bags, bottles, and containers whenever you can
- **Help Keep Our Community Beautiful** – Pick up litter during a walk around the neighborhood

Earth Day Photo Challenge – Share how you celebrate Earth Day by sending a photo of your Earth-friendly action—planting flowers, picking up litter, riding your bike, gardening, or any activity that helps the environment. Email your photo to carol.barlau23@gmail.com by **Sun April 26**. All photos will be featured in a photo collage and shared via Directory Spot. One participant will be randomly selected to receive a **small Earth Day prize**. Together, even the smallest actions can make a meaningful difference—for our neighborhood and for the planet.

Spring Reminder: Being Considerate of Our Neighbors – As the weather warms and spring arrives, many of us are spending more time outdoors—walking, gardening, visiting with neighbors, and enjoying our patios and yards. It's one of the best times of the year to appreciate our community.

With more activity outside, it's also a good time to remember how small actions can make a big difference for the people around us. Please be mindful of vehicle speed when entering or leaving the neighborhood, and keep an eye out for children, pets, and neighbors who may be out walking. A slower pace helps keep everyone safe.

We also ask residents to be considerate of noise, particularly when vehicles or motorcycles are entering or leaving the neighborhood. Keeping engine noise and music levels reasonable, helps maintain the peaceful environment we all enjoy.

Living in a neighborhood means sharing space with one another, and simple gestures of courtesy go a long way. By being mindful of how our actions affect those around us, we help keep our community welcoming and enjoyable for everyone. Thank you for helping make our neighborhood a great place to live.

Home Ownership in Westmont – Having our own yards is one of the joys of homeownership—a place to relax with a morning cup of coffee or catch up with neighbors in the evening, a safe space for children and pets to play, and, for those who enjoy it, an opportunity to garden and connect with nature. A key benefit of our HOA is that a portion of lawn and landscape maintenance is included in our dues. These services include:

- Weekly mowing and trimming
- Seasonal shrub trimming
- Application of herbicides, insecticides, and fertilizers
- Leaf cleanup in spring and fall
- Lawn debris pickup

However, Westmont is not a maintenance-free association. Homeowners are expected to regularly inspect and maintain their properties, including:

- Picking up pet waste
- Raking and removing acorns and other lawn debris
- Clearing twigs and branches
- Weeding flower beds and areas between driveways
- Planting or refreshing flowers and shrubs, as needed
- Trimming, treating, and maintaining trees
- Lawn aeration, verticutting, and overseeding bare spots
- Maintaining irrigation systems and ensuring proper watering
- Addressing drainage issues
- Maintaining decks and fences

These responsibilities are not optional—they are necessary to preserve the appearance and value of our neighborhood. They apply to both owner-occupied and non-owner-occupied (rental) properties. For non-owner-occupied properties, it is the homeowner's responsibility to ensure that tenants and/or property management companies comply with these requirements. Ongoing neglect may result in follow-up from the HOA to ensure community standards are maintained.

We appreciate everyone who is already doing their part. With consistent weekly walk-throughs of your property and attention to these items, we can continue to keep Westmont a community we're all proud to call home.