

# Westmont News – November 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 Meeting** – There was a great turnout for our annual meeting held on Wednesday, October 22. All enjoyed the treats and visiting with neighbors and friends. Thank you to everyone who attended.

**Westmont Board** – First and foremost, a big thank you goes to **Blaine Halvorson, Ray Hawk, and Larry Tittle** for their dedicated service and the positive impact they have made on our community over the past three years.

The election process for the three new Board Members was completed when votes were tabulated after the Annual Meeting. Thank you to everyone who took part in the voting process. Congratulations to the three candidates – all three volunteers were overwhelmingly selected to represent Westmont:

**Blaine Halvorson**

**Linda Stogsdill**

**Larry Tittle**

Our entire neighborhood thanks you for offering your time and expertise to help our community.

## VICE-PRESIDENT'S REPORT – Larry Tittle

**Annual Meeting** – Thank you to all attendees at the Annual Meeting. It was good to see many faces that I've met this past year working with the ARC forms.

**Dusk-to-Dawn Light Bulbs** – We still have some bulbs available -- at no charge. A few homeowners picked up the bulbs at the annual meeting. Please either contact me or another Board member if you want to light up your house with these bulbs. They turn on and off automatically, so they are super easy to operate. The extra lighting helps keep our neighborhood safe.

**ARC Forms** – We're up to 44 ARC forms submitted and most of those projects have been completed. I've had several ARC forms come in the past couple of weeks wanting to complete more outside projects before the cold weather sets in. Please remember to complete and submit an ARC form when doing improvements: painting, roofing, windows, driveways, new decks, fencing and landscaping projects. Don't forget to include your roof-mate when making your decision on the 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](http://ha-kc.org/images/associations/350/Westmont_ARC_2022.pdf)

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

## **TREASURER'S REPORT – Blaine Halvorson**

**Overview** – for the first nine months of 2025, the Board has been extremely efficient in operating within our projected budget. As a result, if we continue to manage our spending, there is no need for a dues increase for 2026.

**Goals** -- One of the most important goals is getting everyone to pay their monthly dues on time. It's one way to keep our dues extremely low. If you mail in your payments, please allow for extremely slow mail service. Payments **must be received by the HA-KC no later than the 20th of each month**. Payments received after the 20th are assessed a small late fee, which must be paid with the following month's dues. One alternative is to sign up for automatic withdrawal -- a quick and convenient way to pay the monthly dues. I encourage you to contact Doug Luther at the Homes Association of Kansas City at (913) 385-2440 or [dluther@ha-kc.org](mailto: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**

**Shrub Trimming** – The trimming will be done in the coming weeks. If you don't want your shrubs trimmed, please put out a sign. Directory Spot and the mailbox flyers will give the specific dates.

**Leaf Cleanup** – Precision will perform the first leaf cleanup mid-November and the second mid-December. Homeowners should clean-up whatever they can at other times.

**Winter Fertilizer** – Precision will apply a winter fertilizer in November AFTER the first leaf clean-up.

**Sprinkler Shutdown** – PRECISION IS NO LONGER DOING THIS SERVICE. The Board does not endorse any other company, but we can offer suggestions for you to contact and arrange for sprinkler shutdown on your own.

**Waste Management** -- Our collection day is Friday. Do not overload the bins; the lids should close completely. Garbage left beside the carts may NOT be collected. Please do not park on the street so that it might inhibit the trash truck's ability to pick up the bins. After pick-up, put your bins out of sight in your garage.

**Fall Is Here!** – Fall is the perfect time to trim trees and remove any dead branches before winter weather arrives.

**Acorns** -- We're also being "blessed" with plenty of acorns this season! It is important to keep them off your sidewalk and driveway. The Walkers, especially, will appreciate your thoughtfulness when they do not trip and fall. Put your YARD waste in PAPER yard waste bags. Do not sweep the acorns into the street -- they will clog the storm drains. Waste Management will collect up to TEN (10) bags per household each week on trash days.

## **SOCIAL DIRECTOR'S REPORT – Ray Hawk**

**Westmont Bridge Club** – Meets the second Tuesday of the month from 1-4pm. The next meeting will be Nov. 11. If you would like to play a friendly game of bridge, call Brenda Flagler at 913-498-1617 for details.

**Happy Hour is Back!** – Rose Marie Frank and the Social Committee are excited to announce that Happy Hour is back but at a new location. Mark your calendars for Tuesday, November 11 -- 4 to 6 pm. The event will be held at Rock & Brews, 5701 West 135<sup>th</sup>. It's at the opposite end of the street where Pinstripes was located.

**Hope to see you all there!**

## **BOARD MEETING**

The monthly meetings of the Board will NOT be held during November and December, due to the holidays. The next Board meeting is scheduled for January 19, the **third Monday of the January**, beginning at 6:30pm at St Thomas Episcopal Church, 12251 Antioch Road in Parrish Hall 1.

**Happy Thanksgiving to All!!**