

The Clarion

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

VOLUME 2, ISSUE 1

JANUARY 2012

SPECIAL POINTS OF INTEREST

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President's Message January 2012



The new solid waste management ordinances are now in effect. The only change Four Colonies needs to make at this time is regarding yard waste. Yard waste can no longer be included with your trash. We have entered into an agreement with Top Care to remove individual homeowner yard waste which should be bagged in the compostable Kraft bags and placed at the curb on the first Tuesday of each month beginning May, 2012 and ending September, 2012. If you have yard waste at any other time, you can call the office for addresses of companies that will accept yard waste for a fee. Again, plastic bags are not allowed for yard waste. Kraft compostable bags can be purchased at most hardware stores.

Because our contract with Deffenbaugh expires April 1, 2012, they have agreed to handle our trash and recycle removal without changes until that time. The new contract will come with a new system which we will explain when we know which company will be awarded our solid waste removal contract. We have asked 4 companies to present bids.

The 2012 budget places priority on paying off the roof loan. We have succeeded in bringing that debt to less than \$1,000,000 in less than 3 years. In other words, we have paid 1/3 of the debt.

We hope to have another productive year here at Four Colonies. Rehab of Pool 3 will begin this spring. This contract has been awarded to Mid America Pool Renovation, Inc.

The Board of Directors and Staff wish you a Happy New Year.

Barbara Redhair



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**DON'T
FORGET
TO
RECYCLE**

Reporting In

Architectural Review Report

The following requests were approved by the Architectural Review Committee. Residents are reminded: Outside changes must be approved by the Architectural Review Committee.

12348 W. 82 Place	Replace garage doors with metal, insulated materials.
8088 Monrovia	Replace windows and sliding door
12002 W. 82 Terrace	Replace front door.
12533 W. 82 Terrace	Sun Roof— Pending

Common Grounds

The 2011 Pride In Property survey is finished. Letters were sent out to those homeowners that had not yet made the suggested improvements to their property. All the data has now been compiled and made available to the Board President and office staff for their use. Thanks to all who worked on the survey and a big thanks to the many homeowners who made improvements – we can see a difference!

Paint Report

The paint committee met on December 6th, 2011 to choose stain colors, and door colors for the shingled units that would be harmonious with the existing Four Colonies pallet of colors. In attendance were: Kathleen Bray, Mary Lou Faltico, Sonny Lovell, Jim Shields, Barbara Redhair, and Dottie Pope. Rebecca Reagan could not attend but submitted her choice in writing. The committee chose 4 stains, 1 trim and 4 additional door colors which were submitted to the Board for approval.



Manager's Report

Maintenance staff has attached the snow plows to the trucks. Hopefully, we won't have a heavy snow season as we have had the last 2 years. As in years past, we start plowing in the lower areas and work our way up. The goal is to make sure everyone has ingress and egress. Sand and salt is applied as needed by an outside contractor.

The waste management committee and I have been in contact with several companies regarding the most efficient and economical ways that Four Colonies can comply with both Johnson County's and Lenexa's new waste management ordinances. Our contract with Deffenbaugh expires April, 2012. It has been decided to continue with current policy until a new contract is awarded. We will keep you informed on this subject and any changes that will need to be made. There are several options being discussed.

The residential painting bids have been received and will be presented at the January board of directors meeting. The 2012, 2013, 2014 lawn maintenance contract has been awarded to Top Care, Incorporated. The 2012, 2013, 2014 tree maintenance contract has been awarded to Kansas City Tree Care. There are several erosion repair/prevention projects being discussed. A contract to rehab pool 3 has been awarded to Mid-America Pool Renovation, Inc.

All homeowners should have received their 2012 dues notification and a copy of the 2012 budget. If you did not receive this information, please call the office.

		FOUR COLONIES' BOOK CLUB SELECTIONS 2011-2012 First Wednesday; Social – 7 p.m.; Book Review – 7:30 p.m.				
Date	Book Title	Author	Book Type	Reviewer/ Host		
January 4, 2012	In an Instant: A Family's Journey of Love and Healing	Lee and Bob Woodruff 2007, Nonfiction	Compelling account of how Bob and Lee's lives came together, were blown apart, and then put together	Pat Shannon		
February 1, 2012	In The Garden Of Beasts	Erik Larson, 2011 Nonfiction	Vivid portrait of Berlin during first years of Hitler's reign through stories of W.E. Dodd, America's first ambassador.	Sara Funk		
March 7, 2012	Hometown Appetites	Kelly Alexander/ Cynthia Harris, 2008 Biography	Story of Clementine Paddleford, the forgotten food writer who chronicles how America ate.	Vicki Space		
April 4, 2012	Hotel On The Corner Of Bitter And Sweet	Jamie Ford, 2009 Novel	Love and friendship of Chinese boy and Japanese girl during WWII...narrative shuttles between 1986 and 1940s.	Laura Simmons		
May 2, 2012	The Girl Who Played With Fire	Stieg Larsson, 2009 Novel	Second in series...Lisbeth returns to the darkness of her past...murder, betrayal, and deceit.	Sally Williams		
June 6, 2012	The Tenant Of Wildfell Hall	Anne Bronte, 1848 Classic Novel	Story of estranged wife of a dissolute rake, desperate to protect her son from his destructive influence.	Rebecca Reagan		
July 11, 2012	War Horse	Michael Morpurgo, 2007 Novel	WWI novel reveals slaughter of soldiers on all sides fighting against people who are just like them...as told by an English farm horse.	Kristy Orison		
August 1, 2012	South of Broad	Pat Conroy, 2009 Novel	Gossip columnist narrates paean to his hometown and friends of Charleston, S.C.	Luwayne Youngmans		
September 5, 2012	Select books for next year and party!!!					

Easy Communication

Residents who have not gotten into the habit of looking for *The Clarion* on-line and would like to be notified when the current issue of *The Clarion* has been posted on the Four Colonies web-site, may receive a notice by submitting an email address to the office.

Residents are also encouraged to join their neighbors on Facebook. It is a great way to find others who have the same interests and concerns.

**FOUR COLONIES HOMES ASSOCIATION
REGULAR BOARD MEETING MINUTES
December 19, 2011**

Barbara Redhair	President
Helen Lightle	Vice-President
Dawn Harmon	Secretary
Jim Shields	Treasurer
Ann Arnott	
Alice Bennett	
Bill Brooks	
Linda Khan-Lynch	
Dottie Pope	

Becky Powell	General Manager
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These minutes have not been approved.

Absent: Anne Arnott & Helen Lightle

The Homeowner's Forum started at 5:45 p.m. There were two homeowners present. The following topics were discussed: leaf pick up, the new restrictions on yard waste pickup, and employee benefits.

President Barbara Redhair called the Regular Board Meeting of December 19, 2011 to order at 6:00 p.m. A quorum was present.

Mr. Shields made the motion to accept November 21, 2011, Regular Board Meeting minutes as written. Mr. Brooks seconded and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

Architectural Review – Mr. Brooks reported that the Architectural Control Committee had received four new requests. Two were approved and 2 are pending.

Common Area Facilities – There was no report.

Communications- There was no report.

Finance- The Board received copies of the financial reports. Discussion followed.

Grounds- The 2011 Pride In Property survey is finished. Letters were sent out to those homeowners that had not yet made the suggested improvements to their property. All the data has now been compiled and made available to the Board President and office staff for their use. Thanks to all who worked on the survey and a big thanks to the many homeowners who made improvements – we can see a difference!

Paint Report - Ms. Pope reported on the paint committee meeting of December 6th, 2011. The Board reviewed the stain, trim and door colors chosen by the committee in that meeting, for the Shingled Units to use next year. Discussion followed. Ms. Pope made the motion to approve 4 stain and 1 trim color plus 4 new door colors. The motion passed. **(Vote #2)**

Social – Ms. Pope reported the December 1, 2011 “Bling” party was a success. The committee would like to plan another one for spring.

Manager's Report – Ms. Powell read her report. Discussion followed.

New Business- Ms. Powell read a report from the Common Grounds Chair concerning the following drainage/restoration project. Project 2-11 is located at 8150 Monrovia and includes the areas to the east, north, and a bit west of this address. The project includes the restoration of a badly eroded steep slope employing rock, mulch, and ground cover. It also includes the restoration of an extremely flat area along a common sidewalk that is often under water and covered in mud by regrading, putting in an under drain, defining the swale, and laying sod. The cost of this project is \$12,416.50 plus tax and the funds would come out of the 2012 Budget, account #53037-Erosion. Ms. Pope made the motion to approve Project 2-11. Mr. Shields seconded. The motion passed. **(Vote #3)**

Unfinished Business- Ms. Redhair reported that because of confusion on the drainage repair during rehab of Pool 3 there would be an additional charge of \$2300.00. Discussion followed. Ms. Bennett made the motion to accept the additional cost of the new drain system for Pool 3 in the amount of \$2300.00. Mr. Shields seconded. The motion passed. **(Vote #4)**

The office has received complaints regarding commercial vehicles parked at 8037 and 8122 Halsey. The Homeowner was contacted and has not complied with the Declaration of Covenants, Conditions, and restrictions prohibiting this practice. Discussion followed. Ms. Pope made the motion to write the Homeowner a letter stating the restrictions and to give him 2 weeks to comply before towing the vehicles. Mr. Shields seconded. The motion passed. **(Vote #5)**

Mr. Shields discussed the roof loan and the current cash position. The Roof loan balance is \$999,972.84. Mr. Shields made the motion to make an extra principal payment in the amount of \$34,000.00. Ms. Pope seconded. The motion passed. **(Vote #6)**

Ms. Redhair made the motion to adjourn, seconded by Ms. Harmon. The meeting adjourned at 7:00 p.m.

Respectfully Submitted By:

Dawn Harmon, Secretary

Approved On

Board Member	1	2	3	4	5	6	7	8	9	10	11
Arnott, Ann	-	-	-	-	-	-					
Bennett, Alice	Y	Y	Y	Y	Y	Y					
Brooks, Bill	Y	Y	Y	Y	Y	Y					
Harmon, Dawn	A	Y	Y	Y	Y	Y					
Lightle, Helen	-	-	-	-	-	-					
Khan-Lynch, Linda	Y	Y	Y	Y	Y	Y					
Pope, Dottie	Y	Y	Y	Y	Y	Y					
Shields Jim	Y	Y	Y	Y	Y	Y					
Redhair, Barbara											

A = Abstain Y = Yes N = No
 BOARD OF DIRECTORS VOTING RECORD
 FOR THE – December 19, 2011 MEETING

Four Colonies Homes Association

Balance Sheet 11/30/11

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
10100	Petty Cash	500.00			500.00
10200	National BK of KC Operating CH	382,475.44			382,475.44
10204	Nat'l BK of KC Operating M M	245,584.18			245,584.18
12000	Unit Dues Receivable	49,317.01			49,317.01
12400	Allowance for Delinquent Dues	(16,000.00)			(16,000.00)
12800	Prepaid Insurance	7,766.00			7,766.00
15258	Academy Bank Reserve		230,429.70		230,429.70
15260	Citizen Bank Major Improvement		61,168.29		61,168.29
17100	Improvements			1,169,888.87	1,169,888.87
17200	Clubhouse			438,600.00	438,600.00
17300	Clubhouse Improvements			138,605.66	138,605.66
17400	Trucks/Equipment			63,771.00	63,771.00
17500	Furniture/Appliances			25,827.83	25,827.83
17600	Pool			275,667.05	275,667.05
17700	Computers			6,138.98	6,138.98
17800	Land			913,175.69	913,175.69
18100	Accum Depreciation			(1,244,999.00)	(1,244,999.00)
TOTAL ASSETS		669,642.63	291,597.99	1,786,676.08	2,747,916.70
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
20510	Accrued Income Tax	410.00			410.00
21285	Accounts Payable Roof Loan	1,192,582.68			1,192,582.68
22250	Prepaid Homeowner Dues	24,144.24			24,144.24
22260	Accrued Payroll	7,536.82			7,536.82
22270	Accrued Interest	2,524.00			2,524.00
22300	Clubhouse Deposits	2,800.00			2,800.00
Subtotal Current Liab.		1,229,997.74	0.00	0.00	1,229,997.74
RESERVES:					
Subtotal Reserves		0.00	0.00	0.00	0.00
EQUITY:					
26500	Designated Capital	1,045,300.28			1,045,300.28
27500	Additional Pd - In Capital	477,953.04			477,953.04
28000	Retained Earnings-prior years	(211,704.93)			(211,704.93)
	Current Year Net Income/(Loss)	206,370.57	0.00	0.00	206,370.57
Subtotal Equity		1,517,918.96	0.00	0.00	1,517,918.96
TOTAL LIABILITIES & EQUITY		2,747,916.70	0.00	0.00	2,747,916.70

Four Colonies Homes Association

11/01/11 to 11/30/11

Account Description	Current Actual	Year-To-Date Actual
INCOME:		
33000 Administrative & Common Area	76,459.35	841,049.35
33010 Reserves - Roof Replacement	23,997.83	263,976.13
33020 Roof Repair	833.33	9,166.63
33030 Gutters	2,387.50	26,262.50
33031 Gutter Repair	833.33	9,166.63
33040 Paint - Homes	18,482.92	203,312.12
33050 Paint/Roof - Garage	299.58	3,295.38
33060 Paint/Roof - Carport	606.75	6,674.25
33070 Light Credit	(593.50)	(6,528.50)
34000 Clubhouse Rentals	1,400.00	8,075.00
34010 Clarion	120.00	3,530.00
34020 Interest-Regular	80.73	1,165.59
34022 Major Improvements Interest	0.00	2,019.76
34030 Misc. Other	22.36	154.09
34040 Misc. Owner Income	0.00	15.00
34045 Income Pool Cards	0.00	1,050.00
34050 Collection Income	150.00	775.00
	<hr/>	<hr/>
Subtotal Income	125,080.18	1,373,158.93
EXPENSES		
General & Administrative		
50011 Payroll	15,338.90	191,571.50
50021 Accounting Fees	79.95	879.45
50031 Annual Audit/Tax Prep	0.00	6,500.00
50040 Web Page Maintenance	25.00	1,294.34
50051 Copier Expense	300.15	2,622.97
50061 Collection Expense (Del Due)	993.98	6,268.94
50071 Insurance	0.00	23,886.58
50091 Legal	0.00	3,866.09
50095 Bad Debt Expense	0.00	5,295.20
50101 Employee Relations/Education	0.00	200.00
50111 Office Materials/Supplies	0.00	4,427.13
50112 Annual Meeting	0.00	1,673.05
50121 Clarion Newsletter	0.00	7,052.75
50131 Postage	181.59	765.82
50141 Security Alarm	0.00	2,985.44
50151 Professional Services	179.68	2,709.50
50171 Taxes-other(property/licenses)	1,431.52	2,471.34
50191 Office Equipment - Misc.	0.00	543.18
50231 Office Telephone	374.97	4,027.37
	<hr/>	<hr/>
General & Administrative	18,905.74	269,040.65

Account Description	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51012 Clubhouse Cleaning	0.00	42.64
51032 Contract - Trash	7,298.85	72,284.80
51042 Contract - Pool	0.00	17,269.24
51043 Detex System (Pools)	95.85	1,049.34
51051 Optional Lawn Service	1,812.86	9,119.27
51052 Contract - Lawn	16,195.00	113,965.00
51062 Contract - Tree Service	0.00	44,000.00
51072 Snow Removal/Chemicals	0.00	3,990.96
51082 Pool Maintenance/Improvements	0.00	2,861.43
51092 Grounds Improvements	97.79	8,044.05
51095 Public Relations	0.00	1,332.71
51102 Buildings Improvements	0.00	5,259.32
51115 Common Facilities Maintenance	202.61	9,600.56
51116 Termite Treatment Clubhouses	0.00	1,498.72
51122 Concrete Repair	0.00	2,700.00
51132 Lighting	0.00	2,677.94
51142 Utilities	2,824.07	37,092.65
51152 Truck Maintenance/Golf Cart	192.00	5,184.98
51162 Tools/Equip/Supplies	0.00	1,485.54
51172 Miscellaneous	24.87	71.70
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Common Area Maintenance	28,743.90	339,530.85
Residential Maintenance		
52013 Paint Homes	0.00	178,851.88
52020 RoofInterest&PrinciplePmt	17,450.86	191,959.46
52021 PrincipalPayment RoofLoan	33,000.00	73,000.00
52033 Paint - Carport	0.00	2,250.00
52043 Residential-Roof Repairs	750.00	8,358.00
52053 Gutter -Repairs	0.00	8,212.17
	<hr/>	<hr/>
Residential Maintenance	51,200.86	462,631.51
Major Improvements/Repair		
53014 Street Repair	0.00	26,150.00
53034 Tree Removal	0.00	20,000.00
53037 Erosion	0.00	43,000.00
53074 Contingency Fund	0.00	6,435.35
	<hr/>	<hr/>
Major Improvements/Repair	0.00	95,585.35
Reserves		
Reserves	0.00	0.00
TOTAL EXPENSES	98,850.50	1,166,788.36
Current Year Net Income/(loss)	26,229.68	206,370.57
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JANUARY 2012

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 New
 Year!**



TWENTY THREE FOUR COLONIES PROPERTIES SELL IN 2011 AS OF DECEMBER 19TH

Seven free-standing Garden View homes, \$112,500 to \$180,000; Two Garden Villa ranches, \$76,000 & \$132,500; and fourteen townhouses, \$55,000 to \$128,000. In addition, two properties went under contract for sale between November 19th to December 19th; a two bedroom townhouse listed at \$79,950 and a three bedroom Garden Villa ranch listed at \$99,000.

INVENTORY ENTERING JANUARY

Only 12 Four Colonies properties are listed in Heartland MLS as the Clarion goes to press. Prices range from \$55,00 to \$169,900.

BEYOND FOUR COLONIES LISTINGS

Updated ranch villa in Pinebrook at 10117 Lowell, reduced to \$159,900. This has two bedrooms and two baths on main level, two bedroom and third bath, rec room and hot tub room on lower level. It has a two car garage and large beautifully landscaped courtyard.

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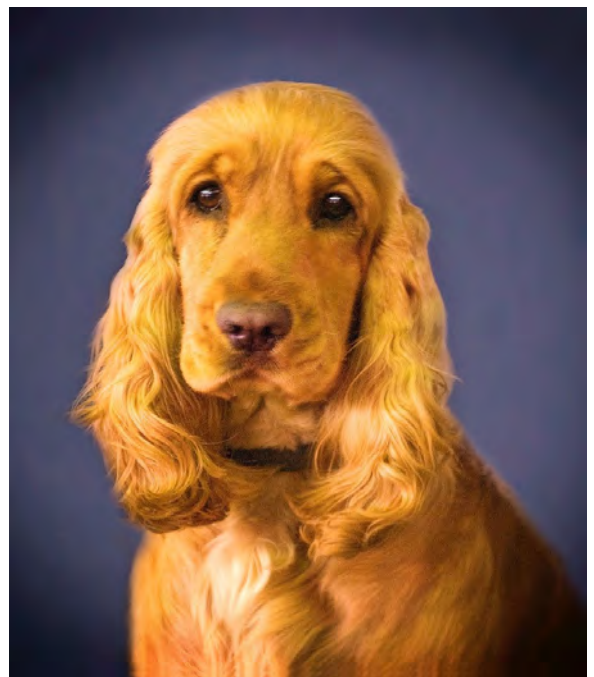
Wood rot repair & replacement—Siding, Trim
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A Four Colonies Bark Out

Reminding

residents to pick up after your BFF.
It's the law. City of Lenexa Ordinance
Leash Law 3-2-D-3 states "owner must
remove any excrement deposited by
his animal on any public or private
property." It is also "unlawful for
any domestic animal to run at large."
3-2-D-2 of the Leash Law.



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JANUARY 2012

SUN	MON	TUE	WED	THU	FRI	SAT
1	2 <i>Office Closed</i>	3	4 BOOK CLUB 7PM CH3 	5	6	7
8 RENTAL CH1	9	10	11	12	13	14
15	16 REGULAR BOD MEETING 6PM CH3	17 NO BUNKO	18	19 <i>Clarion Deadline</i>	20	21
22	23	24	25	26	27	28 RENTAL CH1 RENTAL CH3
29	30	31				

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Advertising rates:
The Clarion ads are
 Business card - \$15
 ¼ page - \$ 25
 ½ page - \$ 30
 1 page - \$ 60
 Deadline is the third Thursday of the current month for the following month.

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HAPPY NEW YEAR

