

The Clarion

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

VOLUME 7, ISSUE 2

FEBRUARY 2018

SPECIAL POINTS
OF INTEREST

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THIS
ISSUE

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President's Message FEBRUARY 2018

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I hope you will excuse my enthusiasm, but the temperatures up in the 40's and 50's is putting me in a better mood. I can't wait to see our new trees in bloom. We will have alternating flowering Crab Apple and flowering Redbud trees from 83rd street to 79th Street. If my count is correct, the 85 trees the city has planted in the islands from 87th to 75th and the 30 trees at Waterside across the street, along with our 100 trees are going to drastically change our experience as you travel down Quivira.

We will continue to improve the appearance of Four Colonies by repairs our staff is working on and hired contractors for larger projects.

We have a unique community that is attracting new families to want to share in the amenities that Four Colonies offers and the beautiful and friendly neighborhood experience.

Your Board and supporting committees are working hard to assist in the increase in property values and protecting your biggest investment, your home.

The new paint colors going on the houses, are giving a lift and freshness to the houses as you drive through. The painting will resume when the weather decides to do it's part.

Please remember to manage your dogs waste as you are walking your best friend.

Linda Khan-McKibben
Four Colonies President

MANAGER'S REPORT

We hired H&R Landscape to correct a drainage issue behind 12007 and 12013 W. 82nd Terrace. This backs up to 83rd street, East of Monrovia, and has been an issue for quite a while.

We received bids from True North and H&R Landscape for the large drainage project behind 8149-8159 Monrovia. The board has decided that we want a 3rd bid. I contacted a company by the name of Supreme Green Landworks that was referred to us, and the owner is coming out this week to look at this area.

Harold and Alan have begun working on building and installing dumpster doors that are in poor condition. This will be a huge improvement.



SIGN UP NOW FOR ELECTRONIC DUES PAYMENT

Four Colonies residents now have the opportunity to pay their monthly dues electronically.

To participate, residents must go to the office and provide your bank account information.

Also you will need to sign the bank's required written authorization to participate in the withdrawal.

Four Colonies will authorize your electronic dues payment on the 15th of each month or the first business day thereafter.

		FOUR COLONIES' BOOK CLUB SELECTIONS 2017-18				
First Wednesday; Social – 7 p.m.; Book Review – 7:30 p.m.						
Date	Book Title	Author	Book Type		Reviewer/Host	
February 7, 2018	When Breath Becomes Air	Paul Kalanithi, Biography	The author, a brilliant brain surgeon, contemplates what makes life worth living in the face of death.		Kristy Orison	
March 7, 2018	Exodus	Leon Uris, Historical fiction	An American nurse and an Israeli freedom fighter are caught up in the struggle for the birth of a new nation (Israel) in the midst of enemies, post WWII.		Rebecca Reagan	
April 4, 2018	Thunderdog	Michael Hingson, Biography	True story of a blind man and his dog and the triumph of trust at ground zero on 9/11.		Julie Messplay	
May 2, 2018	The Awakening of Miss Prim	Natalia Sanmartin Fenollera, Romantic fiction	A distinctive and delightfully entertaining tale of literature, philosophy, and the search for happiness set against a backdrop of tea and crumpets.		Laura Simmons	
June 2, 2018	The Woman in Cabin 10	Ruth Ware, Mystery thriller	Suspenseful and haunting novel set at sea, with twists and spine tingling turns that make it a "taut and intense" read.		Linda Kline	
July 11, 2018 (2nd Wednesday)	1984	George Orwell, Science Fiction classic	A dystopian novel written in 1949. Oceania is a world of perpetual war and omnipresent government surveillance that persecutes free thinking as "thought crime".		Ruby McCrary	
August 1, 2018	Humans	Matt Haig, Science fiction	A humorous and unlikely tale that explores the messiness of life on earth as seen through the eyes of an Extra Terrestrial.		Vicki Space	
September 5, 2018	Select books for next year and party!!!					

How to reach us:
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fourcolonies@kc.surewest.net
Four Colonies WEB Site:
www.fourcolonies.net

**BOARD MEETINGS
 ALWAYS THE 3RD MONDAY
 OF THE MONTH**

**Satellite Dish
 Do's & Don'ts**
Do Not place on roof.
Put in inconspicuous place.
**Place under roof, on siding, as close
 to top as possible.**
Attach to chimney.
Place on pole inside fence.
Place on fence.
**Not on common grounds and tree on
 common grounds cannot be removed.**

**REPUBLIC SERVICES
 TRASH REMOVAL
 HOLIDAYS SCHEDULE
 RESIDENTIAL CUSTOMERS**

OBSERVED HOLIDAY

NEW YEARS DAY

MEMORIAL DAY

INDEPENDENCE DAY

LABOR DAY

THANKSGIVING DAY

CHRISTMAS DAY

**Should one of the above holidays
 fall on your**

**Normal pick-up day, your waste will be
 picked up one day later that week.**

ALL OTHER HOLIDAYS THERE WILL BE

NORMAL PICKUP SERVICE.

PARKING REMINDERS

- We do not allow commercial vehicles
- We do not allow vehicles to be stored. If they are not operational or in regular use, they are not allowed to be parked in Four Colonies.
- Article III, Section 3 of the Revised Bylaws

Parking Rights. The Owner or Owners of a Lot which does not have on-lot parking shall be entitled to no more than **two automobile parking spaces** as near to the owned lot as practical. The Owner or Owners of a Lot which has on-lot parking shall be entitled to no more than one additional automobile parking space as near to the owned Lot as practical. Garages and carports shall be considered to be on-lot parking facilities. (Adopted: September 18, 1989)

The second space should not interfere with your neighbors' parking by their front doors. Guests should be instructed to park in a clubhouse parking lot. Any additional vehicles should be parked where they do not interfere with your neighbors parking privileges.

**FOUR COLONIES HOMES ASSOCIATION
REGULAR BOARD MEETING MINUTES
December 18, 2017**

Linda Khan	President
Bob Burgdorfer	Vice-President
Sara Hurley	Secretary
Jim Buffington	Treasurer
Dottie Pope	
Ann Schenke	
Doug Simmons	
Stefanie Weishaar	

Erin Hallblade	General Manager
----------------	-----------------

These minutes have been approved.
Absent: Jim Buffington

The Homeowner's Forum started at 5:45 p.m. There were four homeowners present. The following topics were discussed: Real Estate values, current Board and parking.

President Linda Khan called the Regular Board Meeting of December 18, 2017 to order at 6:00 p.m. A quorum was present.

Ms. Hurley made the motion to accept November 20, 2017, Regular Board Meeting minutes as written. Ms. Pope seconded and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

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

New Business- There was no New Business.

Unfinished Business- There was no Unfinished Business.

Any Other Business before the Board - There was no Other Business.

COMMITTEE REPORTS:

Architectural Review – Ms. Weishaar reported there were fewer Architectural Control requests in November.

The proposed changes presented at the November 20, 2017 Board Meeting were included in the December Clarion.

Common Facilities – Mr. Burgdorfer reported the committee wants to paint the ceilings and replace the carpet at Clubhouse One. Mr. Burgdorfer is talking to homeowners and studying parking problems. The committee continues to work on Common Area Lighting.

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

Painting – There was no report.

Communications - There was no report.

Grounds- Mr. Simmons reported on the drainage problem behind 8149 to 8159 Monrovia. Discussion followed. Mr. Simmons made the motion to approve the repair behind 8149 to 8159 Monrovia in an amount not to exceed \$40,000.00, allowing Common Grounds Chair and Manager to make the decision after getting 3 bids with the funds to come out of 2017 Budget. Ms. Schenke seconded. The motion passed. **(Vote #2)**

Long Range Planning Committee - There was no report.

Mr. Burgdorfer made the motion to adjourn, seconded by Ms. Weishaar. The meeting adjourned at 7:30 p.m.

Respectfully Submitted By:

Sara Hurley, Secretary

Approved On

Board Member	1	2	3	4	5	6	7	8	9
Jim Buffington	-	-							
Bob Burgdorfer	Y	Y							
Susan Collins	Y	Y							
Sara Hurley	Y	Y							
Dottie Pope	Y	Y							
Ann Schenke	Y	Y							
Doug Simmons	Y	Y							
Stefanie Weishaar	Y	Y							
Linda Khan									

A = Abstain Y=Yes N = No
BOARD OF DIRECTORS VOTING RECORD
For The December 18, 2017 MEETING

Four Colonies Homes Association

Balance Sheet 12-31-17

Account Description	Operating	Reserves	Other	Totals
ASSETS				
10100 Petty Cash	500.00			500.00
10200 National BK of KC Operating CH	553,061.87			553,061.87
10209 Great Western Bank		243,021.09		243,021.09
10210 United Missouri Bank		242,518.13		242,518.13
10211 Landmark National Bank 3		75,185.78		75,185.78
10212 Bank Of Labor 1		139,456.98		139,456.98
10213 BMO Harris Bank		240,632.79		240,632.79
10214 ANB Bank		220,590.25		220,590.25
12000 Unit Dues Receivable	104,011.04			104,011.04
12100 Accrued Interest Receivable	941.99			941.99
12400 Allowance for Delinquent Dues	(40,000.00)			(40,000.00)
12800 Prepaid Insurance	12,654.42			12,654.42
12820 Prepaid Copy Expense	73.51			73.51
15257 Bank Of Labor 2		110,157.94		110,157.94
15260 Landmark National Bank 1		62,017.74		62,017.74
15261 Commerce Bank Reserve		237,232.56		237,232.56
15262 Landmark National Bank 2		109,308.74		109,308.74
17100 Improvements			1,450,795.24	1,450,795.24
17200 Clubhouse			438,600.00	438,600.00
17300 Clubhouse Improvements			171,872.64	171,872.64
17400 Trucks/Equipment			67,567.60	67,567.60
17500 Furniture/Appliances			23,863.41	23,863.41
17600 Pool			471,712.87	471,712.87
17700 Computers			13,073.05	13,073.05
17800 Land			913,175.69	913,175.69
17900 Construction in Progress			2,905.79	2,905.79
18100 Accum Depreciation			(1,954,600.00)	(1,954,600.00)
TOTAL ASSETS	631,242.83	1,680,122.00	1,598,966.29	3,910,331.12
	=====	=====	=====	=====
 LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
20510 Accrued Income Tax	1,120.00			1,120.00
22250 Prepaid Homeowner Dues	18,943.67			18,943.67
22260 Accrued Payroll	4,118.04			4,118.04
22270 Accrued Interest	262.91			262.91
22300 Clubhouse Deposits	600.00			600.00
Subtotal Current Liab.	25,044.62	0.00	0.00	25,044.62
 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	2,092,776.46			2,092,776.46
Current Year Net Income/(Loss)	269,256.72	0.00	0.00	269,256.72
Subtotal Equity	3,885,286.50	0.00	0.00	3,885,286.50
TOTAL LIABILITIES & EQUITY	3,910,331.12	0.00	0.00	3,910,331.12
	=====	=====	=====	=====

Four Colonies Homes Association

Income & Expense 12-1-17 to 12-31-17

Account	Description	Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	94,528.48	1,134,313.76
33010	Reserves - Roof Replacement	15,599.36	187,192.32
33020	Roof Repair	1,250.00	15,000.00
33030	Gutters	2,958.09	35,497.08
33031	Gutter Repair	833.33	9,999.96
33040	Paint - Homes	17,399.92	208,799.04
33050	Paint/Roof - Garage	281.96	3,383.52
33060	Paint/Roof - Carport	571.53	6,858.36
33070	Light Credit	(595.00)	(7,140.00)
34000	Clubhouse Rentals	600.00	6,300.00
34010	Clarion	255.00	3,500.00
34020	Interest-Regular	291.46	1,536.58
34022	Major Improvements Interest	206.09	4,822.91
34030	Misc. Other	0.00	1,116.61
34040	Misc. Owner Income	0.00	15.00
34045	Income Pool Cards	0.00	1,090.00
34050	Collection Income	0.00	1,050.00
	Subtotal Income	134,180.22	1,613,335.14
EXPENSES			
General & Administrative			
50011	Payroll	21,719.49	247,602.63
50021	Accounting Fees	124.95	1,439.40
50031	Annual Audit/Tax Prep	0.00	6,150.00
50040	Web Page Maintenance	25.00	548.46
50041	Computer	327.30	354.58
50051	Copier Expense	369.62	2,591.51
50061	Collection Expense (Del Due)	0.00	1,285.99
50071	Insurance	6,832.39	31,784.14
50081	Dues & Subscriptions	0.00	44.00
50091	Legal	192.50	41,965.38
50095	Bad Debt Expense	0.00	4,286.08
50101	Employee Relations/Education	0.00	319.65
50111	Office Materials/Supplies	275.74	4,405.92
50112	Annual Meeting	0.00	1,744.96
50131	Postage	175.53	830.47
50141	Security Alarm	0.00	4,164.18
50151	Professional Services	365.03	4,932.16
50152	Consulting Fees	3,872.50	10,174.85
50161	Taxes (corporate income)	553.00	3,332.00
50171	Taxes-other property/licenses	0.00	1,973.12
50191	Office Equipment - Misc.	0.00	1,000.42
50221	Auto mileage	1,000.00	1,000.00
50231	Office Telephone	300.42	3,651.15
50232	Communication Expense	0.00	2,049.20
50242	Service Charges	0.00	15.00
	General & Administrative	36,133.47	377,645.25

	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51012 Clubhouse Cleaning	0.00	751.21
51032 Contract - Trash	7,776.39	102,852.86
51041 Pool Security Services	0.00	1,630.00
51042 Contract - Pool	0.00	28,918.01
51043 Keri System (Pools)	253.93	3,277.55
51051 Optional Lawn Service	0.00	4,566.29
51052 Contract - Lawn	15,000.00	180,212.26
51053 Yard Waste Pick Up	1,297.92	11,581.44
51062 Tree Service	0.00	16,025.00
51063 Tree Maintenance Contract	12,000.00	37,310.00
51072 Snow Removal/Chemicals	0.00	3,840.00
51082 Pool Maintenance/Improvements	0.00	5,399.00
51092 Grounds Improvements	30.46	18,530.40
51095 Public Relations	1,187.65	4,355.76
51102 Buildings Improvements	112.64	9,893.04
51103 Clubhouse/Pool Furniture	0.00	932.76
51115 Common Facilities Maintenance	0.00	50,521.23
51116 Termite Treatment Clubhouses	0.00	1,500.14
51122 Concrete Repair	0.00	29,606.74
51132 Lighting	0.00	3,537.48
51142 Utilities	2,809.65	54,723.70
51152 Truck Maintenance/Golf Cart	615.81	6,703.42
51162 Tools/Equip/Supplies	712.96	3,271.03
	<hr/>	<hr/>
Common Area Maintenance	41,797.41	579,939.32
Residential Maintenance		
52013 Paint Homes	0.00	197,514.25
52023 Paint - Garage	0.00	1,000.00
52033 Paint - Carport	0.00	4,400.00
52034 Paint Residential Fences	0.00	31,440.06
52043 Residential-Roof Repairs	0.00	2,360.00
52053 Gutter -Repairs	249.00	10,815.50
	<hr/>	<hr/>
Residential Maintenance	249.00	247,529.81
Major Improvements/Repair		
53014 Street Repair	0.00	47,251.00
53024 RR Tie Replacement	0.00	4,000.00
53033 Tree Replacement	15,272.50	15,272.50
53034 Tree Removal	22,065.00	44,451.38
53037 Erosion	0.00	20,639.16
53054 Pool Repair Pool One	0.00	7,350.00
	<hr/>	<hr/>
Major Improvements/Repai	37,337.50	138,964.04
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
TOTAL EXPENSES	115,517.38	1,344,078.42
Current Year Net Income/(loss)	18,662.84	269,256.72
	=====	=====



JOYCE ZIBRO
 Your Real Estate Specialist
 since 1976
 Four Colonies Resident
 since 1973



February 2017

LOW **LOW** INVENTORY ENTERING FEBRUARY

Only three Four Colonies properties are listed in Heartland MLS as we enter February. All three are free-standing Garden View homes. One is a 3 bedroom, 3 bath Sussex ranch, listed at \$199,950. The other two are front-to back split levels. (3 bedroom 3 bath and 4 bedroom 2.5 bath) listed at \$239,000 and \$235,000, respectively.

TWO JANUARY SALES

There were two properties that went under contract in January (as of Jan 23rd). One was a 2 bedroom, 2.5 bath two-story with 2 carports, listed at \$149,500. The other was a Chalet 3 bedroom 2.5 bath two-story with a double garage, listed at \$168,950.

INVENTORY NEEDED!!!

PLEASE, PLEASE get in touch with me if you are considering putting your property on the market. All price ranges are needed. Buyers are waiting. Four Colonies remains in demand.

Happy Valentine's Day!

JOYCE ZIBRO
RE/MAX REALTY SUBURBAN

913-645-9144

www.joycezibro@gmail.com



KANSAS CITY REGIONAL HOMES, INC.

JENNIFER LINDSEY
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JIM LINDSEY
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www.mjlsite.com

**SECOND OPINION COSTS NOTHING
913-538-6900**

SPECIAL OFFER FOR FIRST 3 LISTINGS IN 2018

**WE HAVE SOLD ALL OUR FOUR COLONIES LISTINGS.
IF WE CAN BE OF SERVICE, PLEASE CALL.**

Clarion Advertising Prices

Full Page \$60.00

½ Page \$30.00

¼ Page \$25.00

Business Card Size \$15.00

**Deadline is 3rd Thursday of the month
for the next month**

Service Electric Company

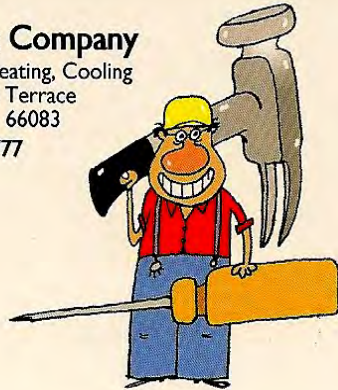
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We service and install:

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Faucets & Toilets & Sump Pumps

Outside hydrants

New copper pipe & drain traps

Shut-off valves

And more, just ask!

Do you need electrical work?

We service and install:

- Duplex receptacles (outlets)
- Switches
- Circuit breakers
- Light fixtures
- Ceiling fans
- General trouble diagnostics
- Power outages
- GFCI
- **Sump pumps**
- And more, just ask!

Our service hours are 9:00AM to 5:00PM Monday –Friday, with emergency service available after hours and weekends. If you get a voice mail, please leave your name, number, and brief description of the type of service you need and we will call you back ASAP. All major credit cards accepted. FOR FAST SERVICE, CALL:

913-362-3777

THANK YOU FOR YOUR BUSINESS

Phillip White



FEBRUARY 2018

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2 <i>Perkins Coffee 9:00am</i>	3
4	5	6	7 BOOK CLUB 7PM CH3 	8	9 <i>Perkins Coffee 9:00am</i>	10
11	12	13	14 VALENTINE'S DAY ASH WEDNESDAY	15 CLARION DEADLINE	16 <i>Perkins Coffee 9:00am</i>	17 RENTAL CH3
18	19 BOD MEETING CH3 5:45PM	20	21	22	23 <i>Perkins Coffee 9:00am</i>	24 RENTAL CH3
25	26	27	28			

MARCH 2018

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2 <i>Perkins Coffee 9:00am</i>	3
4	5	6	7 BOOK CLUB 7PM CH3 	8	9 <i>Perkins Coffee 9:00am</i>	10 RENTAL CH3
11 DAYLIGHT SAVING TIME BEGINS	12	13	14	15 CLARION DEADLINE	16 <i>Perkins Coffee 9:00am</i>	17

BOARD MEETING—FEBRUARY 19, 2017