

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

**SPECIAL POINTS
OF INTEREST**

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The Clarion

VOLUME 10, ISSUE 2

FEBRUARY 2021



HAPPY VALENTINE'S DAY

President's Message February 2021

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Recycling is available

There has been considerable interest from our multi-family units regarding access to recycling bins for our trash service.

Recycling bins are available and we certainly encourage their use. The small tub bins are available to units without garages, while the tall wheeled ones are available to those with garages.

While I am on the subject of trash—I want to encourage residents to use care when depositing trash in the dumpsters to prevent spillage. That spillage has to be cleaned up by our staff (the trash company does not do it), which takes time and is an avoidable task. Plus, the mess is unsightly.

Also, please breakdown your cardboard boxes that go in the dumpsters. This will allow the dumpsters to accommodate more trash.

I was glad to see that our first snowfall in January was quickly cleaned off the streets. However, some grass along the curbs was plowed up in the process. If this happens again, as you walk our walkways and streets try to replace the grass clumps to their original site. Once replaced they will take root again. That will make it much quicker to reestablish the turf than if we were to reseed the areas. The office did reach out to our snow service asking that it be more careful in future clean ups.

Lastly, it is great that our Chiefs are in the Super Bowl again. Because of covid we cannot host a community watch party in our clubhouse. But, if you host one at your home be considerate of neighbors and ensure guests do not block drives or parking spaces.

GO CHIEFS!

Say "Hi" when you see me on the walkways.

Bob Burgdorfer
Four Colonies President

Manager's Report

Harold and Alan will finish re-building the pergola at pool 1 this week. This one was a full re-build. Harold has also been monitoring K.C. Tree as they work in Colony 3, making sure that they are following the specs.

Although we didn't like to see the heavy snow a couple of weeks ago, True North did a good job with removal and we received positive feedback.

ANNUAL HOMEOWNER'S MEETING APRIL 19, 2021
FOUR BOARD MEMBERS WILL BE ELECTED
AT THIS MEETING.
APPLICATION FOR FCHA'S BOARD OF DIRECTORS PAGE 3

Application for FCHA's Board of Directors

Name: _____ **Date:** _____



Address: _____ **Phone:** _____

Briefly list your qualifications and any pertinent background information that you feel would benefit the Homes Association:

Explain why you wish to serve on the Board of Directors:

State what goals you would like the Board to accomplish:

Describe how you would assist the Board in attaining those goals:

		FOUR COLONIES' BOOK CLUB SELECTIONS 2020-21 First Wednesday; Social – 7 p.m.; Book Review – 7:30 p.m.			
Date	Book Title	Author	Book Type	Reviewer/ Host	
February 3, 2021	Middlesex	Jeffrey Eugenides Pulitzer Prize winning novel	Breathtaking story of three generations of a family who travel from a tiny Greek village, to Prohibition-era Detroit, to suburban Grosse Pointe, Michigan, and a guilty family secret that follows them, turning Callie into Cal.	Susan Richardson	
March 3, 2021	Born of Crime	Trevor Noah Personal Narrative	The compelling, inspiring, story of one man's coming-of-age, set during the twilight of apartheid in South Africa and the tumultuous days of freedom that followed	Larry Smith	
April 7, 2021	Educated	Tara Westover Coming of Age Memoir	An unforgettable memoir about a young girl who, kept out of school, leaves her survivalist family and goes on to earn a PhD from Cambridge University	Diane Burton	
May 5, 2021	The Topeka School	Ben Lerner Novel	A riveting prehistory of the present: the collapse of public speech, the trolls and tyrants of the New Right, and the ongoing crisis of identity among white men.	Vicki Speace	
June 2, 2021	The Shell Seekers	Rosamunde Pilcher Family saga	A novel of connection, it is the story of one family, and of the passions and heartbreak that have held them together for three generations.	Laura Simmons	
July 2021	No meeting				
August 4, 2021	Giver of Stars	JoJo Moyes Historical romance	Historical fiction about packhorse librarians, their travails and triumphs, in a remote area of Kentucky during the 30's,	Rebecca Reagan	
September 1, 2021	Select books for next year and party!!!				

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**

Republic Service/Compost Connection Yard Waste 2021 Schedule & Guidelines

Four Colonies Homeowners Association Your yard waste day is Monday

Four Colonies Homes Association has purchased a yard waste pick up service on the following dates for all residents. Dates, as well as packaging guidelines, are listed below. Be sure to have all bags to the curb by 7:00 a.m. on these scheduled dates.

Association Collection will be made on these MONDAY dates:

March 15	August 9
April 12	September 13
May 10	October 11
June 14	November 15
July 12	December 13

**Please have your paper bags or 18" x 36" bundles out by 7:00 am.
Your service is unlimited bags/bundles per pick up.**

All items must be packaged in paper lawn waste bags or tied into 18" x 36" bundles. Route Service begins at 7:00 a.m. Please make sure all items are easily accessible from the street and not blocked by cars, or garbage cans.

We only pick up natural yard waste including grass, leaves, tree limbs (up to 6" diameter), flower or garden plants (without their pots), walnuts, apples, and Christmas trees (6' or less). All materials collected are taken to a licensed compost facility. This recycling facility does not allow for ANY trash, landscape, or construction materials. If bags contain trash or foreign material they will have to be left at the curb. Any plastic inside your bag will be considered trash and not picked up. We do NOT collect animal waste. Please tie brush securely with rope or twine – not wire. Mark bundles of thorns for the driver's safety. Christmas Trees are the only items that do not require bagging or bundling. We will accept Christmas trees up to 6' in length. If larger than 6' length please cut in half.

Your maximum item weight is 50 pounds. Do not use plastic tape on paper bags since it is not biodegradable. Small cardboard boxes may be used provided they are no larger than the size and weight limits. We suggest boxes for fruits, small brush, wood or items that would easily break a bag during removal. We do not pick up yard waste in cans. Watch the placement of your paper bags to avoid sitting in water at the curb.

**Thank you for your business and compliance with our guidelines.
If you have any questions, please contact Compost Connection at
816-761-8300 or Email office@compostconnection.com**

**ARCHITECTURAL CONTROL APPROVAL
IS STILL A REQUIREMENT!!!!!!**

Architectural Control Approval is required before any permanent exterior change is made. This would include the removal of a fence, the removal of trees, the addition of trees and shrubs, basically any addition, or removal or replacement.

If you are planning to rebuild a deck or a fence in the same way it is currently designed, it is still necessary to get approval.

Architectural control helps to ensure that changes will fit in with the aesthetics of the surroundings. The look of your home impacts the look and value of your neighbors home. The reverse is also true; what your neighbor does to the exterior of his home impacts your home value. The Architectural Control Committee works hard to quickly approve homeowner requests.

**YOU NEED ARCHITECTURAL CONTROL APPROVAL BEFORE BEGINNING
ANY EXTERIOR CHANGES TO YOUR HOME!!!!!!**

**ARCHITECTURAL CONTROL FORMS ARE AVAILABLE AT THE OFFICE IN CLUBHOUSE 2
AND ON THE WEBSITE AT www.fourcolonies.net**

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 around the 15th of each month or the first business day thereafter

REMINDER

Everyone needs to pick up after their pets.

It's the law. City of Lenexa Ordinance Leash Law 3-2-D-3 states "owners 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.

IN THE KNOW

Communication for the Four Colonies Community

IN THE KNOW is a great way to stay up-to-date with the "goings-on" in Four Colonies.

IN THE KNOW will keep you "in the know" with community announcements and invitations.

To join IN THE KNOW, just fill in your e-mail address below and drop this information off at the office, email - the office at fourcolonies@kc.surewest.net, or call the office (913) 888-4920.

Name _____

E-Mail Address _____

Phone # _____

How to reach us:
 Phone: 913-888-4920
 Fax: 913-888-6732
Four Colonies Office E-Mail:
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 MINUTE
 December 21 2020

Bob Burgdorfer	President
Linda Khan-McKibben	Vice-President
Sara Hurley	Secretary
Evie Kowalewski	Treasurer
Debbie Bearden	
Amy Guion	
Ann Schenke	
Stefanie Weishaar	
Erin Hallblade	General Manager
Absent: None	

The Homeowner's Forum started at 5:45 p.m. There were five homeowners present. The following topics were discussed: snow removal.

President Bob Burgdorfer called the Regular Board Meeting of December 21, 2020 to order at 5:55 p.m. A quorum was present. Because of the COVID-19 virus the meeting was conducted through zoom as a virtual meeting.

Ms. Kowalewski made the motion to accept November 16, 2020, Regular Board Meeting minutes as written. Ms. Khan-McKibben seconded and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

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

New Business-

Mr. Burgdorfer introduced the 2 candidates interested in filling the open position on the Board. The candidates gave a short explanation of why they would like to serve on the Board of Directors and answered questions. The Board will select a candidate after the executive session that will follow the meeting.

Mr. Burgdorfer talked about the need to hire a new company to service the swimming pools in 2021. Discussion followed. Mr. Burgdorfer made the motion to hire Midwest Pool Management to service the pools in 2021 in the amount of \$16,745.00. Ms. Khan-McKibben seconded and the motion passed. **(Vote #2)**

Unfinished Business- There was no unfinished business.

COMMITTEE REPORTS:

Architectural Review – There was no report.

Common Facilities – There was no report.

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

Grounds- There was no report.

Painting – There was no report.

Social – There was no report.

Communications - There was no report.

Long Range Planning Committee - There was no report.

The Board went into Executive Session at 6:35 pm.

The Board returned from Executive Session at 6:46 pm.

During Executive Session Ann Schenke turned in her resignation. The Board voted to accept both the application from David Williams and from Greg Wright to fill the 2 open positions on the Board. These positions will expire in April 2021.

Ms. Khan-McKibben made the motion to adjourn, seconded by Ms. Weishaar. The meeting adjourned at 6:50 pm.

Respectfully Submitted By:

Sara Hurley, Secretary

Approved on

Board Member	1	2	3	4	5	6	7	8	9
Debbie Bearden	Y	Y							
Amy Guion	A	Y							
Sara Hurley	Y	Y							
Linda Khan-McKibben	Y	Y							
Kowalewski, Eve	Y	Y							
Ann Schenke	Y	Y							
Stefanie Weishaar	Y	Y							
Bob Burgdorfer									

A = Abstain Y = Yes N = No

BOARD OF DIRECTORS VOTING RECORD
FOR THE – December 21, 2020 MEETING

Four Colonies Homes Association

Balance Sheet 12-31-2020

Account Description	Operating	Reserves	Other	Totals
ASSETS				
10100 Petty Cash	500.00			500.00
10200 National BK of KC Operating CH	880,802.86			880,802.86
10209 Great Western Bank		247,604.52		247,604.52
10210 United Missouri Bank		253,038.93		253,038.93
10212 Bank Of Labor 1		143,999.63		143,999.63
12000 Unit Dues Receivable	122,933.95			122,933.95
12100 Accrued Interest Receivable	3,251.75			3,251.75
12400 Allowance for Delinquent Dues	(71,372.00)			(71,372.00)
12800 Prepaid Insurance	16,235.55			16,235.55
12825 Prepaid Income taxes	2,023.00			2,023.00
15257 Bank Of Labor 2		110,598.12		110,598.12
15263 Fidelity Bank Reserve		255,356.16		255,356.16
17100 Improvements			2,841,207.93	2,841,207.93
17200 Clubhouse			438,600.00	438,600.00
17300 Clubhouse Improvements			217,182.25	217,182.25
17400 Trucks/Equipment			8,259.43	8,259.43
17500 Furniture/Appliances			2,368.08	2,368.08
17600 Pool			376,794.43	376,794.43
17700 Computers			6,934.05	6,934.05
17800 Land			913,175.69	913,175.69
18100 Accumulated Depreciation			(1,612,372.44)	(1,612,372.44)
TOTAL ASSETS	954,375.11	1,010,597.36	3,192,149.42	5,157,121.89
	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
22250 Prepaid Homeowner Dues	25,211.52			25,211.52
22260 Accrued Payroll	5,160.31			5,160.31
22270 Accrued Interest	262.91			262.91
23100 Contract Liabilities - Roofs	392,270.00			392,270.00
23120 Contract Liabilities - Gutters	80,177.00			80,177.00
23130 Contract Liability - Painting	10,277.00			10,277.00
Subtotal Current Liab.	513,358.74	0.00	0.00	513,358.74
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	2,589,206.98			2,589,206.98
Current Year Net Income/(Loss)	531,302.85	0.00	0.00	531,302.85
Subtotal Equity	4,643,763.15	0.00	0.00	4,643,763.15
TOTAL LIABILITIES & EQUITY	5,157,121.89	0.00	0.00	5,157,121.89
	=====	=====	=====	=====

Four Colonies Homes Association

Income/Expense 12/1/20 to 12/31/20

Account	Description	Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	100,285.41	1,203,424.92
33010	Reserves - Roof Replacement	16,624.50	199,494.00
33020	Roof Repair	1,250.00	15,000.00
33030	Gutters	3,188.12	38,257.44
33031	Gutter Repair	833.33	9,999.96
33040	Paint - Homes	18,460.94	221,531.28
33050	Paint/Roof - Garage	299.06	3,588.72
33060	Paint/Roof - Carport	606.11	7,273.32
33070	Light Credit	(3.50)	(42.00)
34000	Clubhouse Rentals	0.00	150.00
34010	Clarion	140.00	1,830.00
34020	Interest-Regular	481.35	4,169.74
34022	Major Improvements Interest	1,019.95	10,393.82
34030	Misc. Other	(155.80)	89.52
34045	Income Pool Cards	10.00	690.00
34050	Collection Income	850.00	850.00
	Subtotal Income	143,889.47	1,716,700.72
EXPENSES			
General & Administrative			
50011	Payroll	24,602.74	246,423.08
50021	Accounting Fees	212.95	2,555.40
50031	Annual Audit/Tax Prep	0.00	6,400.00
50040	Web Page Maintenance	25.00	573.04
50041	Computer	94.77	122.05
50051	Copier Expense	190.33	1,955.97
50061	Collection Expense (Del Due)	1,611.80	(457.77)
50071	Insurance	3,242.00	29,665.25
50091	Legal	0.00	2,109.50
50111	Office Materials/Supplies	34.36	2,838.73
50112	Annual Meeting	0.00	436.44
50131	Postage	0.00	1,360.60
50141	Security Alarm	0.00	5,397.87
50151	Professional Services	286.08	3,837.84
50161	Taxes (corporate income)	1,207.00	2,806.00
50171	Taxes-other (property/licenses)	2,854.28	3,939.31
50221	Auto mileage	1,000.00	1,000.00
50231	Office Telephone	460.59	5,391.90
50232	Communication Expense	0.00	341.80
	General & Administrative	35,821.90	316,697.01

	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51032 Contract - Trash	8,559.66	101,685.21
51041 Pool Security Services	0.00	1,131.96
51042 Contract - Pool	2,354.30	29,613.64
51043 Keri System (Pools)	1,215.28	3,252.58
51051 Optional Lawn Service	0.00	1,720.00
51052 Contract - Lawn	23,950.00	178,450.00
51053 Yard Waste Pick Up	1,376.97	12,392.73
51055 Entrance/Clubhouse Seasonal	0.00	1,972.97
51062 Contract Tree Trimming	0.00	19,900.00
51063 Tree Maintenance	0.00	25,215.59
51072 Snow Removal/Chemicals	0.00	9,481.58
51082 Pool Maintenance/Improvements	4,841.15	7,000.00
51092 Grounds Improvements	311.90	1,499.86
51095 Public Relations	0.00	2,077.56
51115 Common Facilities Maintenance	3,142.38	17,970.07
51116 Termite Treatment Clubhouses	0.00	1,131.93
51122 Concrete Repair	0.00	14,968.00
51123 Common Area Seeding/Turf Rep	90.00	5,144.07
51142 Utilities	3,243.15	46,319.73
51152 Truck Maintenance/Golf Cart	395.25	6,110.05
51153 Purchase New Truck	774.27	9,968.43
51162 Tools/Equip/Supplies	52.05	161.63
	<hr/>	<hr/>
Common Area Maintenance	50,306.36	497,167.59
Residential Maintenance		
52013 Paint Homes	0.00	208,200.00
52033 Paint - Carport	3,250.00	3,250.00
52034 Paint Residential Fences	0.00	29,035.00
52043 Residential-Roof Repairs	0.00	9,503.00
52053 Gutter -Repairs	361.50	4,795.97
	<hr/>	<hr/>
Residential Maintenance	3,611.50	254,783.97
Major Improvements/Repair		
53016 Storm Drain Expense	0.00	33,130.25
53024 Retaining Wall Replacement	10,828.80	25,000.00
53033 Tree Replacement	5,878.78	5,878.78
53034 Ash Tree Removal	0.00	11,840.00
53037 Erosion	12,923.20	25,788.56
53055 Pool 2 Bathrooms	1,421.55	7,095.27
53095 Clubhouse Improvement Project	0.00	8,016.44
	<hr/>	<hr/>
Major Improvements/Repai	31,052.33	116,749.30
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
TOTAL EXPENSES	120,792.09	1,185,397.87
Current Year Net Income/(loss)	23,097.38	531,302.85
	=====	=====



FEBRUARY 2021

JOYCE ZIBRO

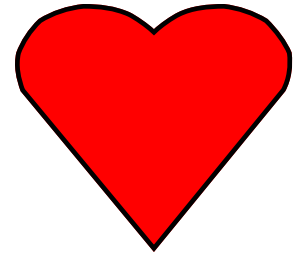
Your Real Estate Specialist

since 1976

Four Colonies Resident

since 1973

HAPPY VALENTINE'S DAY



NO FOR SALE INVENTORY

Once again, we enter a new month with no Four Colonies properties for sale in Heartland MLS!

THREE SALES BETWEEN DEC 29 AND JAN 26

Three Maisonette II, all 2 bedroom and 1.5 bath two stories, listed from \$148,950 to \$155,000 went under contract during this period. Mortgage interest rates remain low! Rates remain at a historic low, with 30 year fixed rate still below 3%.

FOUR COLONIES IS IN DEMAND

Our community remains in high demand! Most properties receive multiple offers. Please contact me if you are thinking of selling or buying, now or in the spring. I love referrals! Rest assured, any friends, family, neighbor or coworker you refer to me will receive excellent real estate service.

HAPPY VALENTINE'S DAY!!!

JOYCE ZIBRO

RE/MAX REALTY SUBURBAN

913-645-9144

JoyceZibro@remax.net

www.JoyceZibro.com



KANSAS CITY REGIONAL HOMES, INC.

913-538-6900

JIM LINDSEY - AGENT

913-515-4178

GREAT SELLING COMMISSION STRUCTURE.

FREE MARKET ANALYSIS.

HAVE RE-HABBER THAT WILL MAKE OFFER WITH NO COMMISSION. (SAVES TIME AND MONEY) WILL CLOSE 3 WEEKS FROM ACCEPTED OFFER.

EITHER LISTING OR SELLING DIRECT, YOU SAVE MONEY.

CALL ME IF INTERESTED.

SELLING HOMES FOR MORE AT LESS COST.

CALL IF INTERESTED.



Marty's Maintenance, LLC

Home Remodeling and Repair




- *Siding and trim replacement
- *Fence repair &/or replacement
- *Landscaping
- *Plumbing
- *Electrical
- *Painting

*Caulking and much more!



(913)381-9590

Cell(913)558-3540

FEBRUARY 2021

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5 <small>PEGATLS 87th St Coffee 9:00am</small>	6
7	8	9	10	11	12 <small>PEGATLS 87th St Coffee 9:00am</small>	13
14 <small>VALENTINE'S DAY</small> 	15 <small>BOARD MEEING 5:45 ZOOM</small>	16	17 <small>ASH WEDNESDAY</small>	18 <small>CLARION DEADLINE</small>	19 <small>PEGATLS 87th St Coffee 9:00am</small>	20
21	22	23	24	25	26 <small>PEGATLS 87th St Coffee 9:00am</small>	27
28						

MARCH 2021

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5 <small>PEGATLS 87th St Coffee 9:00am</small>	6
7	8	9	10	11	12 <small>PEGATLS 87th St Coffee 9:00am</small>	13
14 <small>DAYLIGHT SAVING TIME BEGINS</small> 	15 <small>YARD WASTE PICK UP BOARD MEEING 5:45 ZOOM</small>	16	17 <small>ST. PATRICK 'S DAY</small> 	18 <small>CLARION DEADLINE</small>	19 <small>PEGATLS 87th St Coffee 9:00am</small>	20

NEXT BOARD MEETING FEBRUARY 15, 2021