

The Clarion

VOLUME 1, ISSUE 8

AUGUST 2011

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

SPECIAL POINTS
OF INTEREST

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President's Message August 2011



Vehicle burglaries are continuing. In the vast majority of these cases, investigating officers are noting that the vehicles were left unlocked and the property stolen had been left in plain view. GPS units continue to be a favorite. One of the elements of the crime “triangle” (which we have discussed before) is “opportunity.” If you, as a property owner, deny or reduce that “opportunity” through your own personal crime prevention efforts, (i.e., locking the doors, parking in well-lit areas and removing visible property) most thieves will move on to an easier target. Help us help you.”

This is a quote from the E-Watch Newsletter published by your Lenexa Police Department. Residents who do not park their cars inside should take this advice to heart. There have been several vehicle break-ins in Four Colonies. Break-ins are actually not the correct description to use because some of the vehicles were unlocked. Don't keep valuables in your vehicle.

It is also unsafe to leave garage doors open for long periods during the day or night. This is an open invitation to unwanted guests.

Barbara Redhair, President



...thanks so much to the folks that got out there and picked up limbs and branches after our past storms! We really appreciate it. If you have the chance and inclination, please pick up branches and limbs and place them at the curb. Clean-ups go so much faster when we can pick up limbs curbside with the trucks. It takes a while to clean-up the inner common grounds as we do not have the proper equipment to access and pick up these areas easily. FCHA Common Grounds Committee

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.

8228 Halsey	Replace front door
12500 W. 82 Terrace	Replace 15 windows
8205 Halsey	Replace garage doors

Common Grounds

We are preparing our estimate of money needed for drainage and erosion restoration for the 2012 budget. We have about \$2,500 remaining in the 2011 erosion budget (53037) and, after completing this year's tree pruning, we have approximately \$10,000 remaining in the tree service budget (51072). We are looking into using these moneys to accomplish one more drainage/erosion restoration project this year. Presently, we have bids on six projects and will be adding another at 12306 W. 82nd Terrace to our list of future projects.

Becky and I went out Wednesday morning (July 13th) after Four Colonies received 2½ inches of rain the night before. We were able to visit most of the completed drainage projects and were pleased to see that the improvements were functioning very well.

Manager's Report

Believe it or not, it is budget planning time again. Manager and Treasurer have started the process with the compilation of a preliminary income/expense sample. Board discussion will begin soon.

In accordance with the newly revised bylaws of the Four Colonies Homes Association, members of the Association will be given 10 days notice prior to any budget planning meeting of the Board. The notice will be posted in the front window of the office, 7975 Monrovia.

Maintenance staff has been watering the newly sodded areas constantly. Our thanks go to several homeowners who allowed us to use their water supply. We, of course, used our hydrant water meter. We have lots of area to water.

The high winds have continued to bring down tree debris and limbs. About the time we get cleaned up, another storm blows more down. More thanks go to the homeowners who have cleared their yards and surrounding common grounds. Just getting the fallen limbs to the street is a huge help.

Pools are being well used. We have sold or traded 456 pool entry cards. The system is user friendly. Several cards have been lost, damaged (dog ate it), or stolen. We now have the capability of deactivating these cards. The cards are programmed to only allow entry to the pools between the hours of 8 am and 10 pm. We also can track times of entry.

I want to remind homeowners whose houses are being painted this year they need to make arrangements to paint, stain, power wash, repair, etc. their fences. We have some extremely neglected fences. The house and fence color mismatches draw attention.

Four Colonies Book Club

FOUR COLONIES' BOOK CLUB SELECTIONS 2011 Wednesdays; Social – 7 p.m.; Book Review – 7:30 p.m.				
Date	Book Title	Author	Book Type	Reviewer/Host
August 3, 2011	The Persian Pickle Club	Sandra Dallas	Loyalty and friendship in women's quilting circle in Kansas small town.	Lynn Dale
September 7, 2011	Select books for next year and party!!!			



News Releases

Parks and Recreation offers programs for all interests

Want to sign up for some upcoming programs and events with Lenexa Parks and Recreation but haven't done so yet? There's still room, so check out the newest events:

Piccadilly Puppets

Come to the Lenexa Community Center to view "The Farm Show," a summertime romp featuring kids' favorite barnyard friends put on by Piccadilly Puppets.

Join the show, offered at 10 a.m. each day during the week of Aug.1-5. Admission is \$6. Children under two years of age get in free. Tickets may be purchased at the door or in advance by calling 913.837.3544.

Tails on the Trails dog swims

Lenexa's favorite pet festival is around the corner, and now is the best time to register for a dog swim. Dog swims are \$5 per dog, per session in advance, and \$8 the day of the event. Swims are split for large dogs (more than 30 pounds) and small dogs (under 30 pounds). [Register](#) online today.

Adopt A Spot

Lenexa's popular clean-up program still has a few spots open for this year. Adopt-A-Spot gives people of all ages the opportunity to help preserve our parks, streets, streams and other citywide resources.

Groups choose a spot, such as a park, trail or stream to "adopt" by committing to clean it three times a year for two years. Adopting groups choose the dates and times of cleanup so the program works with any schedule. [More information](#) is available online.

For more information about these and other programs, visit www.lenexa.com or call the Lenexa Community Center at 913.477.7100.

Talking Trash:



What plastics *can* I recycle?

In “tech-speak,” any plastic item that has the number 1 through 7 in that little triangle on the base of the container goes in your recycling bin. But, yeah, we know: It’s *hard* to read that little number. So here’s a simple chart. Spend a few moments on it and you’ll soon have in mind the variety of things that should go in your recycling bin--and *not* the trash bag. A few “no-no’s” follow the chart.

In general terms, most containers holding products used **in** (food, drink) or **on** (liquid soap, hand lotions, laundry detergent) your body are made of recyclable material. A few common household “no-no’s” follow the chart.

YES			
NUMBER on container	TYPES		
1	Bottles (soft drink, water, etc.)	Jars (peanut butter, mayonnaise, etc.)	Food cartons (fruit, vegetable and takeout containers, etc.)
2	Bottles (milk, detergent, etc.)	Tubs (yogurt, margarine, etc.)	
3	Blister packs and clamshell packaging (clear plastic used to protect toys, electronics, personal care products and household goods, etc.)		
4	Bottles (honey, mustard, etc.)	Lids & caps	
5	Bottles (catsup, syrup, etc.)	Tubs (yogurt, margarine, deli containers, food storage, etc.)	Lids & caps Takeout containers
6	Rigid polystyrene food & takeout containers (non-foamed)		
7	Bottles (citrus juice, catsup, etc.)		

NO

Any plastic item that does not have numbers 1 – 7 printed on it.

Styrofoam™, white or colored (takeout cartons, packing peanuts, egg cartons, plates, cups, bowls, blocks, sheets, etc.)

Plastic bags (grocery, dry cleaning, potato chip, food storage bags, etc.)

Disposable plates, cups and utensils.

By Ann Arnott

“Waste Management Committee”

**FOUR COLONIES HOMES ASSOCIATION
REGULAR BOARD MEETING MINUTES
July 18, 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

These minutes have not been approved.

Absent: Dottie Pope Late.

The Homeowner's Forum started at 5:45 p.m. There were 5 homeowners present. The following topics were discussed: pool rules, pool signs, and rule enforcement. There was a request to consolidate the rules to one sign and to reconsider all rules and the ability to enforce these rules. It was suggested that homeowners be invited to participate in a discussion on this subject. A request was made to provide a more detailed explanation of the homeowners concerns in the minutes. One homeowner expressed appreciation for the staff and Board for their work. One homeowner reported the City of Lenexa is planning the 2012 budget with a strong emphasis on a 3 mil increase in taxes to help them meet their 2012 expenses.

President Barbara Redhair called the Regular Board Meeting of July 18, 2011 to order at 6:07 p.m. A quorum was present.

Ms. Redhair made the motion to accept June 20, 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 3 requests: front door, garage doors, and 1 window replacements and all were approved .

Common Area Facilities – There was no report.

Communications- There was no report.

Finance- The Board received copies of the financial reports. Mr. Shields reported that the cash flow was good. Expenditures are increasing with painting, tree trimming, and mowing. The budgeting process has started for the 2012 budget. Discussion followed.

Grounds- Ms. Lightle reported the estimate expenses for the 2012 drainage/erosion budget are being prepared. The committee hopes to accomplish 1 more project in 2011. We currently have bids on 6 projects and will be adding 1 additional project to the agenda. Completed drainage projects were viewed after the 2 plus inch rainfall this month. All appear to be functioning well.

Paint Report - Painters are on schedule despite the earlier rain delay. A new product is being investigated for use on the shingled units next year. A meeting will be scheduled with homeowners in this area to inform them of the product. Alice Bennett, communication chair, asked to be kept informed which will enable her to write Clarion articles.

Rentals - There was no report.

Social - There was no report.

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

Old Business- The Board received copies of the bylaws regarding Board meetings, Committee meetings and Budget meetings. President Barbara Redhair requested each board member read the bylaws and comment back to her. Discussion followed.

New Business- Ms. Lightle made a motion to accept Jet Construction bid of \$2300.00 to replace 256 sq ft of sidewalk behind 8162,64,66,68 Halsey to eliminate to trip hazards. Discussion followed. Ms. Pope seconded. The motion passed. **(Vote #2)**

Ms. Lightle made a motion to accept Gann Asphalt, Inc. bid in the amount of \$1,950.00 to improve the drainage of the parking lot in front of 8140,42,44,46 Halsey which now holds water and tree debris. This will be charged to Street Repair Account #53014. Discussion followed. Ms. Pope seconded. The motion passed. **(Vote #3)**

Ms. Lightle made a motion to accept Gann Asphalt, Inc. bid of \$3,300.00 to repair heaving driveway and street at 7951 Colony Lane. Expense will be charged to Street Repair Account #53014 and Grounds Improvements Account #51092. The Homeowner at 7951 Colony Lane will reimburse Four Colonies \$1,100.00 to pay for his portion the driveway. Discussion followed. Mr. Brooks seconded. The motion passed. **(Vote #4)**

Brick repair on the agenda was tabled to give committee more time to research bids.

Ms. Bennett expressed concern for a tree scarred by a mower. She requested the Grounds Committee reconsider the use of large mowers when inviting bids for lawn care in 2012. She also had questions about the Fescue grass seed provided to homeowners.

Mr. Brooks made the motion to adjourn, seconded by Ms. Harmon. The meeting adjourned at 7:10 p.m.

Respectfully Submitted By:

Dawn Harmon, Secretary

Approved On

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

A = Abstain Y = Yes N = No
BOARD OF DIRECTORS VOTING RECORD
FOR THE July 18, 2011 MEETING

Four Colonies Homes Association

Balance Sheet 06/30/11

Account	Description	Operating	Reserves	Other
ASSETS				
10100	Petty Cash	500.00		500.00
10200	National BK of KC Operating CH	301,795.30		301,795.30
10204	Nat'l BK of KC Operating M M	245,132.45		245,132.45
12000	Unit Dues Receivable	44,998.82		44,998.82
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		61,041.57	61,041.57
17100	Improvements			1,169,888.87
17200	Clubhouse			438,600.00
17300	Clubhouse Improvements			138,605.66
17400	Trucks/Equipment			63,771.00
17500	Furniture/Appliances			25,827.83
17600	Pool			275,667.05
17700	Computers			6,138.98
17800	Land			913,175.69
18100	Accum Depreciation			(1,244,999.00)
	TOTAL ASSETS	584,192.57	291,471.27	1,786,676.08
		=====	=====	=====
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	21,178.58		21,178.58
22260	Accrued Payroll	7,536.82		7,536.82
22270	Accrued Interest	2,524.00		2,524.00
22300	Clubhouse Deposits	1,550.00		1,550.00
	Subtotal Current Liab.	1,225,782.08	0.00	0.00
RESERVES:				
	Subtotal Reserves	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)	125,009.45	0.00	0.00
	Subtotal Equity	1,436,557.84	0.00	0.00
	TOTAL LIABILITIES & EQUITY	2,662,339.92	0.00	2,662,339.92

Four Colonies Homes Association

Income/Expense 6/1/2011 to 6/30/2011
Statement

Account	Description	Current Actual	Year-To-Date Actual
33000	Administrative & Common Area	76,459.35	458,752.60
33010	Reserves - Roof Replacement	23,997.83	143,986.98
33020	Roof Repair	833.33	4,999.98
33030	Gutters	2,387.50	14,325.00
33031	Gutter Repair	833.33	4,999.98
33040	Paint - Homes	18,482.92	110,897.52
33050	Paint/Roof - Garage	299.58	1,797.48
33060	Paint/Roof - Carport	606.75	3,640.50
33070	Light Credit	(593.50)	(3,561.00)
34000	Clubhouse Rentals	350.00	4,000.00
34010	Clarion	180.00	2,385.00
34020	Interest-Regular	110.78	713.86
34022	Major Improvements Interest	0.00	1,893.04
34030	Misc. Other	20.30	26.30
34040	Misc. Owner Income	0.00	15.00
34045	Income Pool Cards	420.00	530.00
34050	Collection Income	100.00	550.00
		<hr/>	<hr/>
	Subtotal Income	124,488.17	749,952.24
 General &			
50011	Payroll	16,353.43	103,235.28
50021	Accounting Fees	79.95	479.70
50031	Annual Audit/Tax Prep	0.00	6,500.00
50040	Web Page Maintenance	50.00	1,012.50
50051	Copier Expense	313.40	1,493.76
50061	Collection Expense (Del Due)	362.84	679.82
50071	Insurance	10,697.91	22,341.28
50091	Legal	0.00	3,716.09
50111	Office Materials/Supplies	1,235.19	3,675.15
50112	Annual Meeting	0.00	1,673.05
50121	Clarion Newsletter	114.08	7,015.25
50131	Postage	0.00	383.60
50141	Security Alarm	742.36	2,227.08
50151	Professional Services	180.28	1,681.17
50171	Taxes-other (property/licenses)	0.00	1,039.82
50191	Office Equipment - Misc.	0.00	239.92
50231	Office Telephone	469.97	2,155.46
50242	Service Charges	(15.00)	0.00
		<hr/>	<hr/>
	General & Administrative	30,584.41	159,548.93

Common Area Maintenance		Current	Year-To Date
Account	Description	Actual	Actual
51012	Clubhouse Cleaning	0.00	42.64
51032	Contract - Trash	7,283.85	35,700.55
51042	Contract - Pool	1,754.62	4,308.55
51043	Detex System (Pools)	570.09	570.09
51051	Optional Lawn Service	54.45	54.45
51052	Contract - Lawn	16,050.00	47,905.00
51062	Contract - Tree Service	33,948.00	33,948.00
51072	Snow Removal/Chemicals	0.00	3,990.96
51082	Pool Maintenance/Improvements	1,077.34	1,835.50
51092	Grounds Improvements	179.70	609.87
51095	Public Relations	41.29	264.13
51102	Buildings Improvements	5,000.00	5,000.00
51115	Common Facilities Maintenance	5,000.00	7,123.80
51116	Termite Treatment Clubhouses	0.00	1,281.05
51132	Lighting	277.86	1,136.98
51142	Utilities	1,877.50	15,431.43
51152	Truck Maintenance/Golf Cart	400.00	2,999.71
51162	Tools/Equip/Supplies	0.00	1,445.80
		<hr/>	<hr/>
	Common Area Maintenance	73,514.70	163,648.51
Residential Maintenance			
52013	Paint Homes	37,600.00	79,076.88
52020	RoofInterest&PrinciplePmt	17,450.86	104,705.16
52021	PrincipalPayment RoofLoan	0.00	40,000.00
52043	Residential-Roof Repairs	2,753.00	3,653.00
52053	Gutter -Repairs	975.00	4,300.00
		<hr/>	<hr/>
	Residential Maintenance	58,778.86	231,735.04
Major Improvements/Repair			
53014	Street Repair	0.00	14,825.00
53034	Tree Removal	9,885.26	12,560.26
53037	Erosion	11,703.41	40,551.51
53074	Contingency Fund	0.00	2,073.54
		<hr/>	<hr/>
	Major Improvements/Repair	21,588.67	70,010.31
Reserves			
	Reserves	0.00	0.00
	TOTAL EXPENSES	184,466.64	624,942.79
	Current Year Net Income/(loss)	(59,978.47)	125,009.45
		<hr/>	<hr/>

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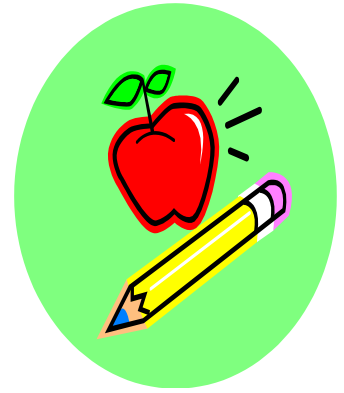
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August 2011



23 FOUR COLONIES PROPERTIES FOR SALE ENTERING AUGUST

Nine Maisonette II's (2 bedroom, 1 ½ bath, 2-story) \$60,341 to \$119,000; One end-unit 3 bedroom, 1 ½ bath ranch, \$105,000; One 3 bedroom, 1 ½ bath 2-story \$99,950; One Chalet (3 bedroom, 2 ½ bath 2-story with double garage) \$149,950; One Chateau (3 bedroom, 2 bath split with one car garage) \$121,500; One Manor II (3 bedroom, 2 ½ bath 2-story with carport) \$129,950; One Manor I (3 bedroom, 2 ½ bath end-unit 2-story with carport) \$130,000; Three Garden Villas (2 and 3 bedroom ranches with double garage) \$139,000 to \$142,900; Five free-standing Garden View homes \$167,500 to \$189,950.

FIVE FOUR COLONIES PROPERTIES UNDER CONTRACT FOR SALE MAY 18 TO July 21

One 3 bedroom end-unit ranch with finished basement listed at \$85,000; One WINDHAM free-standing (3 bedroom, 3 bath), front to back split listed at \$108,800; One Manor I (3 bedroom, 3 ½ bath, with finished basement listed at \$134,900; and one free-standing Chatham Garden View home (3 bedroom, 2 ½ bath) listed at \$159,900.

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Check out the updated 3 bedrooms, 2 bath, Garden Villa ranch at 11909 West 82nd Terrace. Totally remodeled kitchen, new expanded deck, new interior and exterior paint, new fence, sauna, Jacuzzi and more.....now only \$142,900.

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The Clarion

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Deadline is the third Thursday of the
current month for the following month.

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August 2011

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3 BOOK CLUB 7PM CH3 	4	5 Breakfast LE PEEP'S 9:00 am	6 RENTAL CH3 RENTAL CH1
7 RENTAL CH1	8	9	10	11	12 Breakfast LE PEEP'S 9:00 am	13 RENTAL CH3
14 RENTAL CH3	15 REGULAR BOD MEETING 6PM CH3	16 BUNKO	17	18 Clarion Deadline	19 Breakfast LE PEEP'S 9:00 am	20 RENTAL CH1
21	22	23	24	25	26 Breakfast LE PEEP'S 9:00 am	27
28	29	30	31			

The Clarion, published monthly, is the official publication of Four Colonies.
 FCHA Office
 7975 Monrovia
 Lenexa, KS 66215
 Office hours:
 Monday – Friday - 8 am to 5 pm

How to reach us:

Phone: 913-888.4920
 Fax: 913-888-6732

Four Colonies Office E-Mail:
fourcolonies@kc.surewest.net

The Clarion email:
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Four Colonies WEB Site:
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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.

Cover information:

Front Cover Photograph by:
 Alice Bennett, Communications Chair

