

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

**SPECIAL POINTS
OF INTEREST**

Book Club - 5
Paint Schedule - 6
Yard Waste Schedule - 7

**INSIDE
THIS
ISSUE**

President's Message

Financials

Calendar

Advertisements

The Clarion

VOLUME 12, ISSUE 4

APRIL 2023



Happy Easter!

President's Message April 2023

Annual Meeting, April 17

Please plan on attending our annual meeting on Monday, April 17, in the basement of Clubhouse 2 beginning at 7 pm. In addition to electing three board members and updating you on our plans, the meeting will feature presentations by Lenexa's Fire and Police Departments.

The Fire Department official will talk about its effort to get smoke alarms into homes that need them, while the Police official will update us on the latest crime statistics here. Please attend if you can.

Board Candidates

We have four excellent candidates for our board of directors, unfortunately we only have three positions available.

While we have a balanced budget this year, we need talented board members to address ongoing budget pressures as inflation drives up our costs. Please read the candidates' applications in this month's Clarion and vote early or vote during the annual meeting. The winning candidates will be announced late in the Annual Meeting.

One of these candidates will likely replace our Treasurer, **Evie Kowalewski**, who I regret to report is resigning from the board. Evie has been a master at preparing our budgets and we will miss her skills and dedication.

Pride and Property

Volunteers are needed for our Pride and Property crew. There will be a sign-up table at the annual meeting to volunteer. As a volunteer you will help ensure that homeowners maintain their houses and yards to keep Four Colonies an attractive place to live.

Family Easter Egg Hunt

Four Colonies will conduct its annual Easter Egg Hunt on Saturday, April 8, for our young residents. Please read the notice in this edition of the Clarion. The event will again be behind Clubhouse 1 near the swimming pool. Bring your young children, grandchildren, nieces, nephews, etc. The Easter Bunny will be there. It will be fun for all. Please rsvp your total number of adults and children attending by 4:00pm, Thursday, April 6th.

Retirement

Our long-time devoted employee, Maintenance expert **Harold Seldomridge** decided to take his well-deserved retirements. We will miss his dedication and friendships plus his knowledge of Four Colonies.

If you see me on the walkways say "Hi".

Bob Burgdorfer
President, Four Colonies Homes Association

MANAGER'S REPORT

Phillips Paving should start milling the streets in Colony 3 & 4 Monday March 27, weather permitting.

Top Care has started applying a yellow granular pre-emergent. If you are doing spring seeding, they recommend that you flag that area off so that they know to skip it.

A second paint letter went out to all 110 homes being painted this season. It included a form where the color could be selected and turned in.

**ANNUAL HOMEOWNER'S MEETING
APRIL 17, 2023
CLUBHOUSE 2
7:00 PM
THREE BOARD MEMBERS WILL
BE ELECTED AT THIS MEETING.**



**EASTER EGG HUNT
SATURDAY APRIL 8, 2023
10:00 AM - CLUBHOUSE 1
PLEASE CALL THE OFFICE
AND LET US KNOW
HOW MANY CHILDREN
WILL BE ATTENDING.
COFFEE AND DONUT**



Lenexa Fire Department and Red Cross Home Visits at Four Colonies

Did you know current research shows that you have approximately 3 minutes to escape a house fire? The earlier your smoke alarms sound, the quicker you can get out.

Most fatal house fires occur at night when most people are asleep. A properly working smoke alarm can give you early warning that there is a problem – this can mean the difference between safety and disaster.

If there were a fire in your home, would your smoke alarms activate? You should have smoke alarms in every bedroom, outside sleeping rooms, and on every level of your home.

When is the last time the batteries were changed? If it's been more than one year since you've changed the batteries, they need to be replaced.

How old are your smoke alarms? If they are more than 10 years old, your smoke alarms need to be replaced.

Do you have a carbon monoxide alarm in your home? You should have at least one outside the sleeping rooms.



If you or other members of your family are unable to change your smoke alarm batteries or replace outdated smoke alarms and install new ones, the Lenexa Fire Department and American Red Cross would like to help! We will be in your neighborhood on Saturday, May 6th to check the condition of your smoke alarms.

If you own your home, we may be able to provide a new smoke alarm(s). If you rent your home, it is your landlord's responsibility to provide working smoke and carbon monoxide alarms. If you would like for the Lenexa Fire Department and American Red Cross to visit your home on Saturday, May 6th please fill out the form via the QR code or link below **NO LATER THAN APRIL 17th**.



bit.ly/fourcolonieshomevisit



If you are unable to complete the form online, send an email to dlittle@lenexa.com to let the fire department know that you'd like for us to visit your home.

If you prefer that we don't visit your home, you can visit us at the Clubhouse 3 parking lot at 8100 Monrovia between 9:00am and noon to ask questions and receive additional information.

For additional information about smoke and carbon monoxide alarms in your home, please visit Lenexa.com/SmokeAlarms or call 913-477-7990.

		<h1 style="text-align: center;">FOUR COLONIES' BOOK CLUB SELECTIONS</h1> <h2 style="text-align: center;">2022-23</h2> <p style="text-align: center;">Second Wednesday: Social – 7 p.m.; Book Discussion – 7:30 p.m.</p>			
Date	Book Title	Author	Book Type	Reviewer/ Host	
April 5	Flight Girls	Noelle Salazar Historical Romance	Stunning story about Women Airforce Service Pilots whose courage during World War II turned ordinary women into extraordinary heroes	Larry Smith	
May 3	The Day the World Came to Town	Jim DeFede Cultural/ non-fiction	Story of Americans who land at Gander Airport in Canada on 9/11 and their interactions with the welcoming locals.	Carole Howe	
June 7	A Gentleman from Moscow	Amor Towles Historical/cultural fiction	Transporting novel about a man who is ordered to spend the rest of his life inside a luxury hotel across from the kremlin during a tumultuous time	TBA	
July 2021	No meeting				
August 2	Oryx and Crake	Margaret Atwood Science Fiction	An unforgettable love story and a compelling vision of the future	TBA	
September 6	Select books for next year and party!!!				

Did you know that you are responsible for any flower beds in your yard, even if they are on common ground? If you need help to clean out those flower beds, clear out the weeds, trimming and getting rid of volunteer trees in your bushes, the Garden Club is here to help! We are a group of volunteers dedicated to making Four Colonies look beautiful. If you just can't do it yourself or don't have the time, give us a call. We can also dig out the flower bed and return it to grass. We appreciate any donation but it is not required. Email or call the office to schedule.

office@fourcolonies.net—or 913-888-4920



1	8121 Halsey	Garden Villa
2	8123 Halsey	Garden Villa
3	8125,27 Halsey	Garden Villa
4	8129 Halsey	Garden Villa
5	8131 Halsey	Garden Villa

6	8133,35 Halsey	Garden Villa
7	8137 Halsey	Garden Villa
8	8201 Halsey	Garden Villa
9	8013-15 Monrovia	Duplex
10	8017-19 Monrovia	Duplex
11	8021-23 Monrovia	Duplex
12	8030 Monrovia	Freestanding
13	8038 Monrovia	Freestanding
14	8050 Monrovia	Freestanding
15	8054 Monrovia	Freestanding
16	8056 Monrovia	Freestanding
17	8058 Monrovia	Freestanding
18	8064 Monrovia	Freestanding
19	8066 Monrovia	Freestanding
20	8068 Monrovia	Freestanding
21	8084 Monrovia	Freestanding
22	8086 Monrovia	Freestanding
23	8090 Monrovia	Freestanding
24	8111,13,15,19 Monrovia	4 plex
25	8121,23,25,27 Monrovia	4 plex
26	8129,31,33,35,37,39 Monrovia	6 plex
27	8141,43,45,47 Monrovia	4 plex
28	8148 Monrovia	Freestanding
29	8162 Monrovia	Freestanding
30	8173,75,77,79,81,83 Monrovia	6 plex
31	8263,65,67,69 Monrovia	4 plex
32	12113,15,17,19,21,23 W. 79th Terrace	6 plex
33	12212,14,16,18 W. 79th Terrace	4 plex
34	12220,22,24,26,28,30 W. 79th Terrace	6 plex
35	12301 W. 82nd Place	Freestanding
36	12331 W. 82nd Place	Freestanding
37	12360 W. 82nd Place	Freestanding
38	12364 W. 82nd Place	Freestanding
39	12384 W. 82nd Place	Freestanding
40	12410 W. 82nd Place	Freestanding
41	11904 W. 82nd Terrace	Garden Villa
42	11906,08 W. 82nd Terrace	Garden Villa
43	11910 W. 82nd Terrace	Garden Villa
44	11912 W. 82nd Terrace	Garden Villa
45	11914 W. 82nd Terrace	Garden Villa
46	11905 W. 82nd Terrace	Garden Villa
47	11907,09 W. 82nd Terrace	Garden Villa
48	11911 W. 82nd Terrace	Garden Villa
49	12001 W. 82nd Terrace	Garden Villa
50	12005,07 W. 82nd Terrace	Garden Villa
51	12009 W. 82nd Terrace	Garden Villa
52	12011 W. 82nd Terrace	Garden Villa
53	12013 W. 82nd Terrace	Garden Villa
54	12015 W. 82nd Terrace	Garden Villa
55	12017 W. 82nd Terrace	Garden Villa
56	12019 W. 82nd Terrace	Garden Villa
57	12116,18,20,22,24 W. 82nd Terrace	5 plex
58	12403 W. 82nd Terrace	Freestanding
59	12426 W. 82nd Terrace	Freestanding
60	12434 W. 82nd Terrace	Freestanding
61	12438 W. 82nd Terrace	Freestanding
62	12552 W. 82nd Terrace	Freestanding
63	12583 W. 82nd Terrace	Freestanding

2023 R H PAINTING PAINT ORDER



Curbside Yard Waste Recycling Service

12000 Cartwright
Grandview, MO 64030
Office 816-761-8300

www.CompostConnection.com
Office@CompostConnection.com

Four Colonies Homes Association Yard Waste Pickup

20 Paper Bags or Bundles Per Household

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

Your Association is providing monthly yard waste collection service for your residence. Collection will be made on the dates listed above. If you would like more information, please contact Compost Connection at 816.761.8300 and reference your association.

To provide the best possible service for the collection of your yard waste, please use the following guidelines.

- **Yard Waste Route Service begins at 6:00 a.m.** Route times vary depending on time of year and number of trucks on the route. Always have out by 6:00 am and easily accessible from the street. If items are blocked by cars or other materials, they may not be collected. Please keep yard waste bags separate from trash and recycling carts so they are easy to view and are not damaged by collection equipment.
- **Collection Limit – 20 items per pickup.** Additional bags will be picked up if you have an over limit sticker or have contacted the office to arrange for additional payment of \$1.50 per bag.
- **Paper Bags or Bundles Only.** Bundles should be 18" x 36" and double tied with rope.
 - * We only pick up natural yard waste including grass, leaves, tree limbs, flowers, plants (without their pots), walnuts, acorns, apples, Christmas trees, etc. No animal waste accepted.
 - * 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 please cut in half.
 - * 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.
- **Maximum item weight is 50 pounds.** Do not use plastic tape on paper bags since it is not biodegradable. Please fold down the tops of bags.

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 materials, 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.

We appreciate your business and look forward to working with you.

Compost Connection 816-761-8300
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 office@fourcolonies.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:
office@fourcolonies.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
February 20, 2022**

Bob Burgdorfer	President
Linda Khan-McKibben	Vice-President
Sara Hurley	Secretary
Evie Kowalewski	Treasurer
Debbie Bearden	
Amy Guion	
Stefanie Weishaar	
David Williams	
Gregory Wright	
Erin Hallblade	General Manager
Absent: Linda Khan-McKibben & David Williams	

The Homeowner's Forum started at 5:45 p.m. There were 4 homeowners present. The following topic was discussed: Siding.

President Bob Burgdorfer called the Regular Board Meeting of February 20, 2023, to order at 6:00 p.m. A quorum was present.

Mr. Burgdorfer made the motion to accept December 19, 2022, Regular Board Meeting minutes as written. Ms. Weishaar seconded, and the motion passed. **(Vote #1)**

Mr. Wright made the motion to accept January 16, 2023, Regular Board Meeting minutes as written. Ms. Weishaar seconded, and the motion passed. **(Vote #2)**

COMMITTEE REPORTS:

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

New Business- Ms. Guion made the motion to accept Phillips Paving Company, Inc. bid in the amount of \$324,037.00 to resurface the streets in Colony 3 and Colony 4. Mr. Wright seconded. The motion passed. **(Vote #3)**

Unfinished Business- There was no unfinished business.

COMMITTEE REPORTS:

Architectural Review – There was no report.

Common Facilities – The Board discussed use of the Clubhouses.

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

Grounds- Ms. Bearden reported the committee has a meeting schedule for March 9, 2023.

Social – Mr. Burgdorfer reported on the Super Bowl Party.

Long Range Planning Committee – There was no report.

The Board went into Executive Session at 6:29 pm.

The Board returned from Executive Session at 7:55 pm.

Ms. Weishaar made the motion that the manager obtain 3 bids for the 2022 Audit. The 2022 Audit should not exceed \$7,000.00, and the Board will allow the Property Manager to select the accounting firm to do the 2022 Audit. Mr. Wright seconded, and the motion passed. **(Vote #4)**

Ms. Weishaar made the motion to adjourn, seconded by Mr. Wright. The meeting adjourned at 7:58 p.m.

Respectfully Submitted By:

Sara Hurley, Secretary

Approved On

Board Member	1	2	3	4	5	6	7	8	9
Debbie Bearden	A	Y	Y	Y					
Amy Guion	Y	A	Y	Y					
Sara Hurley	A	Y	Y	Y					
Linda Khan-McKibben	-	-	-	-					
Evie Kowalewski	Y	Y	Y	Y					
Stefanie Weishaar	Y	Y	Y	Y					
David Williams	-	-	-	-					
Gregory Wright	Y	Y	Y	Y					
Bob Burgdorfer	Y		Y	Y					

A = Abstain Y = Yes N = No

BOARD OF DIRECTORS VOTING RECORD
FOR THE – February 20, 2023 MEETING

Four Colonies Homes Association

Balance Sheet 12-31-22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
10100 Petty Cash	500.00			500.00
10200 National BK of KC Operating CH	997,269.43			997,269.43
10209 First Interstate Bank		248,080.99		248,080.99
10210 United Missouri Bank		253,512.21		253,512.21
10212 Bank Of Labor 1		143,999.63		143,999.63
12000 Unit Dues Receivable	158,522.78			158,522.78
12100 Accrued Interest Receivable	9,622.84			9,622.84
12400 Allowance for Delinquent Dues	(70,972.50)			(70,972.50)
12800 Prepaid Insurance	16,621.20			16,621.20
15257 Bank Of Labor 2		116,574.67		116,574.67
15263 Fidelity Bank Reserve		257,121.41		257,121.41
17100 Improvements			2,716,494.16	2,716,494.16
17200 Clubhouse			438,600.00	438,600.00
17300 Clubhouse Improvements			231,634.25	231,634.25
17400 Trucks/Equipment			48,267.43	48,267.43
17500 Furniture/Appliances			5,476.08	5,476.08
17600 Pool			394,641.43	394,641.43
17700 Computers			6,934.05	6,934.05
17800 Land			913,175.69	913,175.69
17900 Construction in Progress			29,258.00	29,258.00
18100 Accumulated Depreciation			(1,711,400.44)	(1,711,400.44)
	-----	-----	-----	-----
TOTAL ASSETS	1,111,563.75	1,019,288.91	3,073,080.65	5,203,933.31
	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
20510 Accrued Income Tax	757.00			757.00
21286 Note Payable Ford 2020 Truck	20,208.32			20,208.32
22250 Prepaid Homeowner Dues	33,222.29			33,222.29
22260 Accrued Payroll	9,195.53			9,195.53
22300 Clubhouse Deposits	2,800.00			2,800.00
23100 Contract Liabilities - Roofs	802,567.00			802,567.00
23120 Contract Liabilities - Gutters	164,388.44			164,388.44
23130 Contract Liability - Painting	49,414.84			49,414.84
	-----	-----	-----	-----
Subtotal Current Liabilities	1,082,553.42	0.00	0.00	1,082,553.42
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	2,946,963.14			2,946,963.14
Current Year Net Income/(Loss)	(348,836.57)	0.00	0.00	(348,836.57)
	-----	-----	-----	-----
Subtotal Equity	4,121,379.89	0.00	0.00	4,121,379.89
	-----	-----	-----	-----
TOTAL LIABILITIES & EQUITY	5,203,933.31	0.00	0.00	5,203,933.31
	=====	=====	=====	=====

Four Colonies Homes Association

Income & Expense 2-1-23 -2-28-23

Account	Description	Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	108,956.44	217,912.88
33010	Reserves - Roof Replacement	17,086.37	34,172.74
33020	Roof Repair	1,875.00	3,750.00
33030	Gutters	3,432.40	6,864.80
33031	Gutter Repair	833.33	1,666.66
33040	Paint - Homes	17,138.12	34,276.24
33050	Paint/Roof - Garage	277.60	555.20
33060	Paint/Roof - Carport	562.89	1,125.78
33070	Light Credit	(3.50)	(7.00)
34000	Clubhouse Rentals	1,300.00	1,850.00
34010	Clarion	230.00	280.00
34020	Interest-Regular	1,063.34	2,070.09
34022	Major Improvements Interest	433.04	6,372.61
34030	Misc. Other	0.00	42.84
34040	Misc. Owner Income	15.00	15.00
34045	Income Pool Cards	20.00	40.00
	Subtotal Income	153,220.03	310,987.84
EXPENSES			
General & Administrative			
50011	Payroll	26,900.73	45,660.53
50021	Accounting Fees	237.95	475.90
50040	Web Page Maintenance	37.50	75.00
50041	Computer	82.02	355.41
50051	Copier Expense	153.10	306.20
50061	Collection Expense (Del Due)	(100.00)	(100.00)
50111	Office Materials/Supplies	1,229.73	1,276.24
50112	Annual Meeting	9.24	9.24
50131	Postage	40.57	40.57
50141	Security Alarm	183.66	1,299.66
50151	Professional Services	563.82	838.96
50171	Taxes-other (property/licenses)	40.00	40.00
50231	Office Telephone	275.29	550.93
	General & Administrative	29,653.61	50,828.64

	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51032 Contract - Trash	9,156.03	18,312.06
51041 Pool Security Services	246.00	246.00
51042 Contract - Pool	1,480.00	1,480.00
51043 Keri System (Pools)	185.20	370.40
51052 Contract - Lawn	14,700.00	29,400.00
51055 Entrance/Clubhouse Seasonal	50.74	57.85
51062 Contract Tree Trimming	24,000.00	24,000.00
51063 Tree Maintenance	1,750.00	19,400.00
51072 Snow Removal/Chemicals	5,610.00	12,770.00
51092 Grounds Improvements	11.37	40.83
51095 Public Relations	383.09	383.09
51115 Common Facilities Maintenance	703.63	770.09
51116 Termite Treatment Clubhouses	0.00	1,245.15
51142 Utilities	7,782.70	11,312.50
51152 Truck Maintenance/Golf Cart	373.09	808.98
51153 Purchase New Truck	774.27	1,548.54
51162 Tools/Equip/Supplies	32.81	32.81
	<hr/>	<hr/>
Common Area Maintenance	67,238.93	122,178.30
Residential Maintenance		
52043 Residential-Roof Repairs	0.00	412.00
52053 Gutter -Repairs	510.00	660.00
	<hr/>	<hr/>
Residential Maintenance	510.00	1,072.00
Major Improvements/Repair		
53037 Erosion	0.00	221.00
	<hr/>	<hr/>
Major Improvements/Repair	0.00	221.00
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
TOTAL EXPENSES	97,402.54	174,299.94
Current Year Net Income/(loss)	55,817.49	136,687.90
	=====	=====



APRIL 2023
JOYCE ZIBRO
Your Real Estate Specialist
since 1976
Four Colonies Resident
since 1973



LOW INVENTORY STILL

There is only one active listing in Four Colonies. It is a Bristol floor plan, 1½-story, 3 bedrooms, 2½ bathrooms, 2-car attached garage, finished walkout basement, listed at \$385,000.

TWO PROPERTIES SELL SINCE FEBRUARY 21st

Bedford, ranch/reverse 1½-story, 3 bedrooms, 3 bathrooms, 2-car attached garage, finished basement, listed at \$213,000.

Maisonette II, 2-story, 2 bedrooms, 1½ bathrooms, 1-car detached garage, finished basement, listed at \$220,000.

COMING SOON

No homes are listed as pre-MLS at this time.

INTEREST RATES FLUCTUATE

Mortgage interest rates keep fluctuating. The 30-year fixed rate is still in the 6% range, although some lenders are a bit lower! (This will vary depending on the loan program, down payment, and borrower's credit score.)

STRONG SELLER'S MARKET

The strong Seller's market shows no sign of letting up. There are no homes being built in Johnson County in our price range. Inventory remains low, and most sellers are receiving multiple offers.

Joyce Zibro and Deb Staley wish you a most Happy Easter and Happy Passover.

JOYCE ZIBRO
RE/MAX REALTY SUBURBAN

913-645-9144

JoyceZibro@remax.net

www.JoyceZibro.com

Deb Staley 816-694-0031

Deb.Staley@remax.net



**A-1 Van's
Gutter - Cleaning
Dennis Van Maanen
913-209-5099**

KANSAS CITY REGIONAL HOMES, INC.

913-538-6900

JIM LINDSEY - AGENT

913-515-4178

GREAT SELLING COMMISSION STRUCTURE.

FREE MARKET ANALYSIS.

YOU SAVE MONEY.

CALL ME IF INTERESTED.



VETERAN

SELLING HOMES FOR MORE AT LESS COST.

LINDSEY AND ASSOCIATES INC.

**IF YOUR HOME NEEDS LOTS OF REDO,
YOU MAY WANT TO GET AN OFFER,
WITH NO COST TO YOU.**

**BUYER WILL LOOK AT PROPERTY AND
MAKE YOU A FAIR OFFER.**

YOU MAY TAKE IT OR NOT.

IF YOU ACCEPT IT, THE CLOSING WILL BE WITHIN 2 TO 3 WEEKS.

YOU MAY LEAVE ANYTHING IN THE HOME YOU DO NOT WANT

AND THE BUYER WILL DISPOSE OF IT.


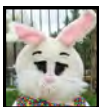

NO INSPECTIONS "SOLD AS IS"

CALL ME IF INTERESTED




JIM LINDSEY

913-515-4178

APRIL 2023

SUN	MON	TUE	WED	THU	FRI	SAT
						1 RENTAL CH 3
2 PALM SUNDAY RENTAL CH 1	3	4	5 Book Club 	6	7 GOOD FRIDAY OFFICE CLOSED	8 RENTAL CH 3 Easter Egg Hunt CH1 10:00 am
9 EASTER  	10 Yard Waste Pick Up	11	12	13	14 I Hop Shawnee Coffee 9:00am	15 RENTAL CH 3 RENTAL CH 1
16	17 ANNUAL HOMEOWNER'S MEETING CH2 7:00 PM	18 BUNKO	19	20 CLARION DEADLINE	21 I Hop Shawnee Coffee 9:00am	22 RENTAL CH 3
23	24	25	26	27	28 I Hop Shawnee Coffee 9:00am	29
30						

MAY 2023

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3 Book Club 	4	5 I Hop Shawnee Coffee 9:00am	6
7	8	9	10	11 RENTAL CH 3	12 I Hop Shawnee Coffee 9:00am RENTAL CH 3	13 RENTAL CH 1 RENTAL CH 3
14 MOTHER'S DAY  	15 BOARD MEETING CH3 5:45 PM Yard Waste Pick Up	16 BUNKO	17	18 CLARION DEADLINE	19 I Hop Shawnee Coffee 9:00am RENTAL CH 1 GARAGE SALE	20 RENTAL CH 1 RENTAL CH 3 GARAGE SALE

ANNUAL HOMEOWNER'S MEETING APRIL 17, 2023 CLUBHOUSE 2