

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

SPECIAL POINTS
OF INTEREST

Book Club - 4

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VOLUME 19, ISSUE 16

APRIL 2024



President's Message APRIL 2024

With the arrival of April, it is surprising how quickly the past year has gone by. As I look back on the year, there has been a lot going on here in Four Colonies.

We said thank you and farewell to Harold and Alan and welcomed our 2 new Maintenance Staff, Jesse and Sal. They have been a great addition to our community and bring a wealth of experience and commitment to Four Colonies. Joan retired and Susie stepped in, proving to be a quick study and asset to the office. Thank you, Erin, for recruiting such great people and keeping this community ongoing.

Advocate Construction will be onsite April 1-3rd to do our roof inspections. They will be on the roofs and using drones to inspect all the homes. The initial meeting for the roofing committee is on April 24th at 6pm at CH3. We hope to have some basic information on the overall status of the roofs so we can start to discuss timelines on replacement.

The Board has recognized challenges in front of all of us and continues to work to maintain Four Colonies as an ideal place to live in Lenexa. Home values keep rising and homes sell within days. Serious discussions regarding the budget have been the focus this past year. The spring storms last May caused significant damage to our trees and a costly unexpected cleanup. Inflation has affected everyone personally as well with our vendors. We have seen 6 to 15% increases in pricing with our contracted providers. We have storm drain maintenance to do in the next 2 years at an estimated cost of \$700,000 and roofing replacement project coming up in the next year that will be spread out over several years at a cost upwards of \$5 million at best. It doesn't take a mathematician to identify that an annual increase in dues of 3% *cannot* sustain our community.

The annual Board of Director meeting in April is 15th and I encourage residents to become involved in the community by attending meetings and volunteering on committees. We need your ideas and feedback as we navigate in the future.

Stefanie Weishaar
FCHA President

Collection of Delinquent Dues

(Adopted on December 18th 2023)

Starting January 1, 2024, the procedure for collection of delinquent dues is:

- A. After the 17th of each month, a late payment reminder phone call or email is made/sent to homeowner.
- B. After the 15th of the following month, a letter is mailed/ hand delivered notifying the homeowner that their account is 30 days past due. If mailed, the addressed/stamped envelope is photocopied before mailing to show the letter is addressed properly and suitable postage was affixed thereto. If the balance is not paid within 10 days of the date of the letter, dues will be accelerated, a lien filed and in the discretion of the Board, the account will be sent to FCHA attorney for collections.
- C. Approximately 10 days after the date of the letter if payment not received, a lien is filed. A filing fee of \$25 is charged to the homeowner.
- D. A letter is sent to the homeowner when the office receives the recorded lien informing the homeowner, they have 10 days to pay before legal collection processing begins. This letter will also notify the homeowner that interest of 6% per annum will start accruing on the past due amount until paid in full. (Covenants Article IV, section 8)
- E. If all the above fails to produce payment, the account is sent to the attorney for collection.
- F. At any time, in the discretion of the Board, the Association may permit a delinquent homeowner to execute a promissory note and/or other payment agreement where the homeowner agrees to make payments over a period of time to bring the homeowner's account current on terms and conditions agreeable to the Board.
- G. Any legal fees incurred as a result of forcing a homeowner to comply with the Covenants and/or By-Laws will be assessed to that homeowner.



FOUR COLONIES' BOOK CLUB SELECTIONS 2023-2024

First Wednesday of the month, Clubhouse 3, 7 p.m.



Date	Book Title	Author	Book Type	Reviewer/Host
October 4, 2023	Mad Honey	Jodi Picoult Finney Boylan (Courtroom drama)	A riveting novel of suspense, an unforgettable love story, and a moving and powerful exploration of the secrets we keep and the risks we take in order to become ourselves.	Rebecca Reagan
November 1	Lessons in Chemistry	Bonnie Garmus (Humorous Novel about changing values)	A woman who has been banished to the home front turns it into a staging ground for a revolution; a novel about women's lives, careers, and struggle for empowerment in the late 50s and early 60s.	Susan Richardson
December 6	The Answer Is...	Alex Trebek (Memoire)	Alex Trebek is the one providing the answers and questions in a new memoir about the ever-steady Jeopardy! Host.	Julie Messplay
January 2024	No meeting			
February 1	A Lesson before Dying	Ernest Gains (Historical Fiction)	Based on the true story of Willie Francis, a young Black American man best known for surviving a failed electrocution in the state of Louisiana in 1946.	Carole Howe
March 6	The 57 Bus	Daska Slater (True Crime)	A True Story of Two Teenagers and the Crime That Changed Their Lives	Larry Smith
April 3	Countdown to Dallas	Paul Brandus (History)	Novel that tracks the backgrounds of Kennedy and Oswald, the era in which they lived, and the circumstances that brought them together in Dallas.	TBA
May 1	Necessary Trouble	Drew Gilpin Faust (Coming-of-age Memoire)	A coming-of-age narrative of a sensitive young woman—raised in a conservative white family of privilege —whose growing awareness of the suffocating conventions of gender gradually awakens her to the inequities of race.	Vickie Space
June 5	Crack in Creation -Gene Editing and the Unthinkable...	Jennifer Douda (Bioethics; science)	Describes the author's journey as a scientist to putting all of the pieces together that allow gene editing with CRISPR tools.	TBA
July 2024	No meeting			
August 7	Finding Nouf	Zoe Ferrais (Mystery)	A Palestinian P.I. investigates the death of a Saudi teenager in a mystery that offers “a fascinating glimpse into the workings...of Saudi society” .	TBA
September 4	Select books for next year and party!!!			

**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 # _____

2024 Four Colonies Neighborhood Garage Sale

8:00am to 4:00 pm

Friday, May 17th

Saturday, May 18th

Sunday, May 19th

Get out and say Hi to your
neighbors! Clean out your
closets and garage and make
some money! Thank you for
your participation!

JUST A REMINDER THAT FOUR COLONIES IS NO LONGER OFFERING YARD WASTE PICK-UP, HOWEVER, IF YOU STILL WANT TO PARTICIPATE, YOU CAN CONTACT COMPOST CONNECTION DIRECTLY. PLEASE SEE FLIER BELOW!!!

Our Service Plans

Ready to recycle your leaves and other yard debris, hassle-free? Check out our plans.

KEEP IT SIMPLE

Mini Plan

\$125/YEAR

- Get up to 2 items per week
- Perfect for small yards or light trimmers

MOST POPULAR

Standard Plan

\$150/YEAR

- Get up to 5 items per week
- Perfect for regular gardeners and leaf rakers

GO ALL OUT

Deluxe Plan

\$200/YEAR

- Get up to 10 items per week
- Perfect for large yards or serious green thumbs

All plans last for a full 12 months of green service, starting from the day you purchase. And yes, it's an annual thing — pay once, enjoy all year!

Ways to Purchase

Call Us: 816-761-8300

Visit Us Online: compostconnection.com (PayPal accepted!)

Mail It In: Fill out the form below and send it with your payment

FOR MAIL ORDERS

Please fill out coupon below and mail the payment.

Name	Phone	
<hr/>		
Address		
<hr/>		
City	State	Zip
<hr/>	<hr/>	<hr/>
Email		
<hr/>		



For 30+ years, we've been the go-to for yard waste composting in Kansas City.
We're year-round and local.

How to reach us:
 Phone: 913-888-4920
 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.

2024 PAINT SCHEDULE

	Address	Type
1	12300, 12, 18 W. 79th Place	Shingle Unit
2	12301, 13, 17, 19 W. 79th Place	Shingle Unit
3	12305, 07, 09, 11 W. 79th Terrace	Shingle Unit
4	12321, 23, 25, 27 W. 79th Terrace	Shingle Unit
5	12343, 45, 47, 49 W. 79th Terrace	Shingle Unit
6	12351, 53, 55, 57 W. 79th Terrace	Shingle Unit
7	12361, 63, 65, 67 W. 79th Terrace	Shingle Unit
8	12350, 52, 54, 56 W. 79th Terrace	Shingle Unit
9	12340, 42, 44, 46 W. 79th Terrace	Shingle Unit
10	12324, 26, 28, 30 W. 79th Terrace	Shingle Unit
11	12310, 14, 16, 20 W. 79th Terrace	Shingle Unit
12	8000, 02, 04, 06 Monrovia	Shingle Unit
13	8008, 10, 12, 14 Monrovia	Shingle Unit
14	8016 Monrovia	Windham
15	8018 Monrovia	Hampton I
16	8020 Monrovia	Deauville I
17	8022 Monrovia	Hampton II
18	8024 Monrovia	Deauville I
19	8026 Monrovia	Bristol II
20	8028 Monrovia	Windham II
21	8032 Monrovia	Hampton II
22	8034 Monrovia	Chatham III
23	8036 Monrovia	Deauville I
24	8040 Monrovia	Bristol III
25	8042 Monrovia	Deauville I
26	8044 Monrovia	Chatham IV
27	8046 Monrovia	Deauville I
28	8048 Monrovia	Hampton I
29	8052 Monrovia	Bristol III
30	8060 Monrovia	Windham II

2024 PAINT SCHEDULE

	Address	Type
31	8062 Monrovia	Bristol II
32	8070 Monrovia	Windham II
33	8072 Monrovia	Deauville I
34	8074 Monrovia	Deauville I
35	8202 Monrovia	Windham I
36	8210 Monrovia	Bedford I
37	8218 Monrovia	Bedford I
38	8222 Monrovia	Bristol I
39	8226 Monrovia	Hampton I
40	8258 Monrovia	Hampton I
41	8266 Monrovia	Sussex
42	12310 W. 82nd Place	Chatham I
43	12311 W. 82nd Place	Sussex
44	12315 W. 82nd Place	Bedford II
45	12319 W. 82nd Place	Chatham I
46	12320 W. 82nd Place	Hampton I
47	12323 W. 82nd Place	Sussex
48	12327 W. 82nd Place	Bedford II
49	12330 W. 82nd Place	Bedford I
50	12335 W. 82nd Place	Sussex
51	12340 W. 82nd Place	Bristol II
52	12344 W. 82nd Place	Bedford II
53	12368 W. 82nd Place	Bedford I
54	12380 W. 82nd Place	Chatham I
55	12386 W. 82nd Place	Sussex
56	12390 W. 82nd Place	Bedford I
57	12401 W. 82nd Place	Windham I
58	12405 W. 82nd Place	Windham I
59	12406 W. 82nd Place	Bristol I
60	12418 W. 82nd Place	Bedford II

**FOUR COLONIES HOMES ASSOCIATION
REGULAR BOARD MEETING MINUTES
FEBRUARY 19, 2024**

Stefanie Weishaar	President
Robert Burgdorfer	Vice-President
Nancy Bunn	Secretary
Kelly Knisely	Treasurer
Debbie Bearden	
Amy Guion	
Linda Khan-McKibben	
David Williams	
Erin Hallblade	General Manager
Absent:	

The Homeowner's Forum started at 5:45 p.m. There were 7 homeowners present. The following topics were discussed: shingles being defective, and storm drain debris.

President Stefanie Weishaar called the Regular Board Meeting of February 19, 2024, to order at 6:12 p.m. A quorum was present.

Ms. Guion made the motion to accept January 19, 2023, Regular Board Meeting minutes as written, with no corrections. Mr. Schneider seconded, and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

Manager's Report – Ms. Hallblade reported that Jesse and Sal were done with their portion of the demolition and that the dumpster would be coming next week. They have replaced 60 ceiling tiles and 36 lights in the Gym. Jesse replaced some wood rot in Clubhouse 1. She also reported on the Republic Trash bid and that Waste Management was not responding, and KC Disposal cannot do the whole property. The trash contract is up on March 31, 2024.

New Business- The new Board of Directors election is in April. Three Board members are up for re-election. Ms. Guion will be heading up the nomination committee and homeowners will receive this information sometime in March.

Unfinished Business- There was a discussion to make the meeting Agenda more accessible to the homeowners by possibly putting it In The Know and/or on the Four Colonies website.

Ms. Weishaar reported that 5 companies have been interviewed and either gave a bid in person or with a drone regarding the roof assessments. All of these were for inspection purposes only. She then proceeded to outline the bids for the committee. A discussion followed on all bids.

Ms. Weishaar a made a motion to hire Advocate Construction for \$10,000 for the Four Colonies roof inspections.

Ms. Khan-McKibben seconded the motion, and the motion passed. **(Vote 2)**

Architectural Review – There was no report.

Common Facilities –Mr. Burgdorfer reported that there would be a meeting later this month about resurfacing the decks at Clubhouses 2 and 3 and fixing the cracks on the tennis courts.

Finance- Ms. Knisely reported that they have closed and moved 3 CD’s and 2 Money Market accounts to accounts with much higher interest rates. These rates range from 4.05-5.62 percent. All the accounts will mature at different times. Ms. Knisely has also set up procedures for the future to address these accounts when they do mature. She reported that when all the accounts have matured, it should bring in around \$63,000 in interest. Ms. Knisely also reported that Four Colonies has a new accountant and that they are moving things into fixed assets so that they can depreciate.

Grounds- Ms. Bearden asked about the possibility of Jesse and Sal fixing some of the retaining walls and about painting fences. Discussion followed.

Social – Ms. Khan-McKibben reported that the Neighborhood Garage sale will be May 17, 18, and 19. The Easter Party will be on March 30. The Easter Party will be held with donations, not homeowner dues. It will be in Clubhouse 1.

Long Range Planning Committee – Mr. Burgdorfer reported that they will be getting a committee together for the storm drains.

The meeting adjourned at 7:13pm.

The Board went into Executive Session at 7:16pm and adjourned at 7:26pm.

The meeting was adjourned at 7:27pm.

Respectfully Submitted By:

Nancy Bunn, Secretary

Approved On

Board Member	1	2	3	4	5	6	7	8	9
Debbie Bearden	Y	Y							
Nancy Bunn	Y	Y							
Bob Burgdorfer	A	Y							
Amy Guion	Y	Y							
Linda Khan-McKibben	A	Y							
Kelly Knisely	Y	Y							
David Williams	Y	Y							
Richard Schneider	Y	Y							
Stefanie Weishaar	Y	Y							

**SINCE THE OFFICE HAS BEEN CLOSED DUE TO CONSTRUCTION,
THE FINANCIALS WILL BE SENT OUT IN THE KNOW WHEN THE
OFFICE REOPENS.**

THANK YOU FOR YOUR PATIENCE.

KANSAS CITY REGIONAL HOMES, INC.

913-538-6900

JIM LINDSEY - AGENT

913-515-4178

GREAT SELLING COMMISSION STRUCTURE.

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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

Wouldn't it be great to have a wonderful spot for your friends or family to stay right here in FOUR COLONIES. Well, you do; 8106 Monrovia. Available on AirBNB, but you can book directly to save money. Just hover your smart phone camera over the scan code below, that will take you to an internet link to see pictures and get more information about this fully furnished, cozy unit available to rent for just one or two nights or for longer stays if needed. You can also call Carol Brophy (913-731-1880) for information and pricing. A great family stay only steps away from the pool, a free Ms. PacMan game console, washer and dryer, plus fully equipped kitchen. We hope to see you soon.



3 Bedrooms



1 Bathroom

For reservations or pricing details, scan the QR code or contact Carol Brophy
913-731-1880 | CBrophy0921@gmail.com


**A-1 VAN'S
GUTTER-
CLEANING
DENNIS VAN
MAANEN
913-209-5099**

REFRESHED BY MIKE


Need to get your outside house area cleaned up? I'm the answer. I am a Master Gardener and live in Four Colonies. I can plant flowers and bushes, clean out your flower gardens, put mulch down, trim bushes, and pull weeds. Bags provided and hauled away. I work by the job, not hour. Cash preferred, checks accepted.

**Call Mike at 712-371-2657 or email
mikeandrews@frontier.com**

APRIL 2024

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3 BOOK CLUB 	4	5 I Hop Shawnee Coffee 9:00am	6 CH1 RENTAL
7	8	9	10	11	12 I Hop Shawnee Coffee 9:00am	13
14	15 ANNUAL BOARD MEETING CH2	16 CH3 BUNKO	17	18	19 I Hop Shawnee Coffee 9:00am	20 CH3 RENTAL
21 CH3 RENTAL	22	23	24 CH3 6:00 ROOFING MEETING	25	26 I Hop Shawnee Coffee 9:00am	27
28	29	30				

MAY 2024

SUN	MON	TUE	WED	THU	FRI	SAT
			1 BOOK CLUB 	2	3 I Hop Shawnee Coffee 9:00am	4
5	6	7	8	9	10 I Hop Shawnee Coffee 9:00am	11
12 CH1 RENTAL CH3 RENTAL	13	14	15	16	17 I Hop Shawnee Coffee 9:00am CH 3 RENTAL	18 CH1 RENTAL CH3 RENTAL

NEXT BOARD MEETING MAY 120, 2024 CLUBHOUSE 3