

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

**SPECIAL POINTS
OF INTEREST**

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ISSUE**

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The Clarion

VOLUME 11, ISSUE 4

APRIL 2022



HAPPY EASTER

President's Message April 2022

2

Road Work

This April will be busy as the road crews start work on our streets in Colonies 1 and 2. We have talked about this project for about a year and it is now under way. Be respectful of the trucks and work crews as they improve the infrastructure of our HOA. That work should be completed in early summer.

At the March board meeting we approved a contract to paint the three clubhouses. We think you will like the new colors. Also, at Clubhouse 3, the parlor has new furniture with two more chairs arriving in May. With the new furniture, the Board has directed staff to closely inspect the facilities following rentals and to withhold deposits should there be damage to the furniture or any part of the facilities.

Easter Party

On Saturday, April 16, Four Colonies will host an Easter Party at Clubhouse 1, beginning at 10 a.m. Children can hunt for hidden eggs, the Easter Bunny will make an appearance, and refreshments will be available. Please join us.

Annual Meeting

Our annual meeting will be Monday, April 18 in basement of Clubhouse 2. Now that Covid cases have subsided the meeting will be in person. We will not have a "virtual, on-line" connection.

As usual, the meeting will include committee reports on past work and future plans, comments from the three candidates for the board of directors, plus ample time for questions from homeowners. Please attend.

Also, in this month's Clarion are comments from the three candidates for the board. Page 4. See you on the walkways!

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 this week in Colonies 1 & 2. This should take approximately a week and one half.

Harold & Alan have completed their portion of wood rot repairs on all 3 clubhouses. A-1 Home Renovations will do the more extensive repairs that are up high, but won't be available until mid-April. Harold & Alan also completed painting the library, and it is a big improvement.

A second paint letter went out to all 118 homes being painted this season. It included a form where the color could be selected and turned in.

The retaining wall is in progress at Clubhouse 3 by Top Care.

ANNUAL HOMEOWNER'S MEETING

APRIL 18, 2022

THREE BOARD MEMBERS WILL BE

ELECTED AT THIS MEETING.



**EASTER EGG HUNT
SATURDAY APRIL 16, 2022
10:00 AM
CLUBHOUSE 1
PLEASE CALL THE OFFICE
AND LET US KNOW
HOW MANY CHILDREN
WILL BE ATTENDING.
COFFEE AND DONUTS**

**Board of Directors
2022 Application Summary**

**The following candidates are running for election to the Four Colonies Board of Directors:
Amy Guion, Linda Khan-McKibben, and David Williams**

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

Ms. Guion: I have been a member of the board since 2017. During this time I have learned that it takes the expertise of many to run a successful association. It can sometimes be difficult to make decisions that are good for the majority but may not be popular with the few. I believe that knowing the benefits of being part of a team, being able to appreciate different opinions and working together to reach a common goal are qualifications that I have and will help me to continue to be a better board member.

Ms. Khan-McKibben: I have been a resident of Four Colonies since 1985. I was an insurance agent for American Family and AAA, and now retired. I was past president of Lenexa Rotary, President of The New Theatre Scholarship Guild, and on The Fireside Committee of KC Art Institute.

Mr. Williams: 1.) I have 33 years of experience in managing a financial institution with an extensive background in customer service, budgets, maintaining vendor relationships, developing long range planning and goal setting for staffing. I have worked as the team leader on the Pride in Property surveys since 2015 to help maintain positive property value growth for all homeowners in the community. I have served on the Common Grounds committee since 2013, as well as served on the Board for the past 18 months.

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

Ms. Guion: I have lived in Four Colonies for 12.5 years and realize that it takes many peoples dedication to keeping our community a place that we can all take pride in. The current members of the board have cemented this belief and I continue to learn from the more experienced Board members. As the Communications chair I want to continue to find new and more effective ways to make sure that all residents are kept informed of what is going on in our community and to encourage others to become involved and have a voice. I have realized that this is my opportunity to give back and continue with the mission of making Four Colonies community the best that it can be.

Ms. Khan-McKibben: I have helped with many improvements in Four Colonies, including the monument sign and flowers at the 81st Street entrance, and the landscaping at clubhouse 3 which have made a huge difference in the first impression of our community. I would like to continue being involved in presenting ideas and contributing to improvements.

Mr. Williams: 1.) As a homeowner in the community since 2005, it is my goal to be a voice for all homeowners, and to provide sound financial decisions of the use of the funds allocated to the maintenance of the property. From the beginning of the HOA 50 years ago, Four Colonies was the premier property of this type in Johnson County, and a notable landmark in Lenexa. It is the responsibility of the Board to maintain this property to the same standards for the next 50 years and beyond.

State what goals you would like the Board to accomplish:

Ms. Guion: I would like to see the Board continue to work with the city of Lenexa to keep our community safe for our families. I want to continue in this position and in the work that the board does, to keep Four Colonies a preferred place to live in Lenexa and Johnson County and then find where my experiences can contribute to this mission.

Ms. Khan-McKibben: I would like to expand our entryway, and continue to plan the social events that have been a big success. These include an Easter Party, a 4th of July party, and a Christmas Party



Mr. Williams: My goal as a Board Member is to assist in developing plans for the future of the HOA to maintain property values, maintain accountability of all homeowners as to the maintenance requirements of their individual properties, explore new options in building materials that were not available when the homes were built, and use new technology to assist in the management of the property.

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

Ms. Guion: I plan to be a contributing Board member. I am committed to providing an opinion on all matters that come before the Board while keeping the mission of the community at the forefront of any decisions.

Ms. Khan-McKibben: I know a lot of people in the community that would be willing to help with the social events, and would refer to the budget to stay within the numbers. I would also utilize my ad hoc committee and landscape knowledge to continue to improve the entryway.

Mr. Williams: Our current Board enjoys a varied group of individuals with many different backgrounds and work experience. Positive dialog, exploration of multiple options to achieve the goals for the HOA, working toward benefiting all areas of the property and good stewardship of the funds of the HOA is the way to attain goals moving forward.

 FOUR COLONIES' BOOK CLUB SELECTIONS 2021-22 Second Wednesday: Social – 7 p.m.; Book Discussion – 7:30 p.m.				
Date	Book Title	Author	Book Type	Reviewer/ Host
April 13, 2022	The Storm on Our Shores	Mark Obmascik History/ WWII/ Japan	A heartbreaking tale of tragedy and redemption involving one Island, two Soldiers, and a forgotten battle of WWII	Carol Howe
May 11, 2022	The Pull of the Stars	Emma Donoghue Historical fiction/ Spanish flu	In 1918 Dublin, the city and the country are ravaged by war, poverty, and the Great Flu.	Susan Richardson
June 8, 2022	Caste	Isabel Wilkerson Non-fiction	Pulitzer Prize winning journalist, makes the case that America is a caste system analogous to that of India's but organized on the basis of race.	TBA
July 2022	No meeting			
August 10, 2022	Honolulu	Alan Brennert Historical fiction	A moving, multilayered epic in which one immigrant's journey helps us understand our nation's "becoming."	Rebecca Reagan
September 14, 2022	Select books for next year and party!!!			

ANNUAL HOMEOWNER'S MEETING

APRIL 18, 2022

THREE BOARD MEMBERS WILL BE

ELECTED AT THIS MEETING.

Four Colonies

2022 Yard Waste Schedule & Guidelines

Collection will be made on the following MONDAY dates:

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

Please have your paper bags or 18" x 36" bundles out by 7:00 am.

Thank you for choosing Republic Waste & Compost Connection for your yard waste recycling needs. We appreciate your business and look forward to a great year.

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.

We only pickup natural yard waste including grass, leaves, tree limbs, flower or garden plants (without their pots), walnuts, apples, Christmas trees (6' or less), etc. 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 please cut in half.

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 ask you to not use cans for your waste.

**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**

2022

Gecko Painting Paint Order

- 1 8005-07 Monrovia
- 2 8009-11 Monrovia
- 3 8000-02 Colony Lane
- 4 8004-06 Colony Lane
- 5 8008-10 Colony Lane
- 6 8012-14 Colony Lane
- 7 8016-18 Colony Lane
- 8 8020-22 Colony Lane
- 9 8024-26 Colony Lane
- 10 8028-30 Colony Lane
- 11 8032-34 Colony Lane
- 12 8036-38 Colony Lane
- 13 8040-42 Colony Lane
- 14 8044-46 Colony Lane
- 15 8048-50 Colony Lane
- 16 8052-54 Colony Lane
- 17 8056-58 Colony Lane

2022

R H Painting Paint Order

- 1 12217-19-21-23-25-27 W. 79th Place
- 2 12200-02-04-06-08-10 W. 79th Terrace
- 3 12101-03-05-07-09-11 W. 79th Terrace
- 4 12125-27-29-31 W. 79th Terrace
- 5 12209-11-13-15-17-19 W. 79th Terrace
- 6 8041-43-45-47-49-51 Monrovia
- 7 8053-55-57-61 Monrovia
- 8 8063-65-67-69-71-73 Monrovia
- 9 8079 Colony Lane
- 10 8070 Colony Lane
- 11 8068 Colony Lane
- 12 8064 Colony Lane
- 13 8149-51-53-55-57-59 Monrovia
- 14 8185-87-89-91 Monrovia
- 15 8161-63-65-67-69-71 Monrovia
- 16 8023-25-27-29-31-33 Halsey
- 17 8035-37-39-41 Halsey
- 18 8148-50-52-54-56-60 Halsey
- 19 8203 Halsey
- 20 8205 Halsey
- 21 8207 Halsey
- 22 8209 Halsey

**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
February 21, 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: None	

The Homeowner's Forum started at 5:45 p.m. There was one homeowner present.

President Bob Burgdorfer called the Regular Board Meeting of February 21, 2022 to order at 5:55 p.m. A quorum was present.

Mr. Wright made the motion to accept January 17, 2022, Regular Board Meeting minutes as written. Ms. Weishaar seconded and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

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

New Business- The Board discussed the 2022 Paint season. Ms. Hurley made the motion to accept Gecko Painting Company bid in the amount of \$63,891.00 and R H Painting Company's bid in the amount of \$96,450.00 as presented. Mr. Wright seconded. The motion passed. **(Vote #2)**

Unfinished Business- There was no unfinished business.

COMMITTEE REPORTS:

Architectural Review – There was discussion on driveway repaving during the street repair.

Common Facilities – Mr. Burgdorfer reported the committee was planning to replace the basketball goals on the outdoor basketball court. The cost of the goals is \$2,823.00 plus shipping. Discussion followed.

Finance- The Board received copies of the financial reports. Discussion followed. Ms. Kowalewski informed the Board that it's time to be thinking about the budget for 2023.

Grounds- Ms. Bearden reported she has obtained three bids for replacing the existing retaining walls around Clubhouse 3. Discussion followed. Ms. Bearden made the motion to accept Top Care of Kansas City's bid in the amount of \$40,007.00 to replace the existing retaining walls around Clubhouse 3. Ms. Guion seconded. The motion passed. **(Vote #3)**

Social – Ms. Khan-McKibben reported that the committee was working on plans for Easter, July 4th and Christmas and there would be more details next meeting.

Communications – Ms. Guion reported the committee is working to resolve problems with the In The Know notices.

Long Range Planning Committee - Mr. Wright reported the curb repair is complete and the paving will follow.

The Board went into Executive Session at 7:05 pm.

The Board returned from Executive Session at 7:29 pm.

Ms. Weishaar made the motion to adjourn, seconded by Mr. Wright. 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
Debbie Bearden	Y	Y	Y						
Amy Guion	A	Y	Y						
Sara Hurley	Y	Y	Y						
Linda Khan-McKibben	A	Y	Y						
Evie Kowalewski	Y	Y	Y						
Stefanie Weishaar	Y	Y	Y						
David Williams	Y	Y	Y						
Gregory Wright	Y	Y	Y						
Bob Burgdorfer									

A = Abstain Y = Yes N = No
 BOARD OF DIRECTORS VOTING RECORD
 FOR THE – February 21, 2022 MEETING

Four Colonies Homes Association

Balance Sheet 12-31-21

Account Description	Operating	Reserves	Other	Total
ASSETS				
10100 Petty Cash	500.00			500.00
10200 National BK of KC Operating CH	1,365,816.40			1,365,816.40
10209 Great Western Bank		247,629.28		247,629.28
10210 United Missouri Bank		253,419.52		253,419.52
10212 Bank Of Labor 1		143,999.63		143,999.63
12000 Unit Dues Receivable	130,349.42			130,349.42
12100 Accrued Interest Receivable	7,315.01			7,315.01
12400 Allowance for Delinquent Dues	(67,519.98)			(67,519.98)
12800 Prepaid Insurance	13,080.89			13,080.89
12825 Prepaid Income taxes	482.00			482.00
15257 Bank Of Labor 2		116,342.97		116,342.97
15263 Fidelity Bank Reserve		256,018.60		256,018.60
17100 Improvements			2,651,512.93	2,651,512.93
17200 Clubhouse			438,600.00	438,600.00
17300 Clubhouse Improvements			217,743.25	217,743.25
17400 Trucks/Equipment			48,267.43	48,267.43
17500 Furniture/Appliances			5,476.08	5,476.08
17600 Pool			356,546.43	356,546.43
17700 Computers			6,934.05	6,934.05
17800 Land			913,175.69	913,175.69
18100 Accumulated Depreciation			(1,520,817.44)	(1,520,817.44)
	-----	-----	-----	-----
TOTAL ASSETS	1,450,023.74	1,017,410.00	3,117,438.42	5,584,872.16
	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
21286 Note Payable Ford 2020 Truck	28,669.58			28,669.58
22250 Prepaid Homeowner Dues	24,380.42			24,380.42
22260 Accrued Payroll	5,779.07			5,779.07
22270 Accrued Interest	262.91			262.91
22300 Clubhouse Deposits	1,375.00			1,375.00
23100 Contract Liabilities - Roofs	597,261.00			597,261.00
23120 Contract Liabilities - Gutters	123,638.44			123,638.44
23130 Contract Liability - Painting	31,220.84			31,220.84
	-----	-----	-----	-----
Subtotal Current Liabilities	812,587.26	0.00	0.00	812,587.26
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	2,750,333.83			2,750,333.83
Current Year Net Income/(Loss)	498,697.75	0.00	0.00	498,697.75
	-----	-----	-----	-----
Subtotal Equity	4,772,284.90	0.00	0.00	4,772,284.90
	-----	-----	-----	-----
TOTAL LIABILITIES & EQUITY	5,584,872.16	0.00	0.00	5,584,872.16
	=====	=====	=====	=====

Four Colonies Homes Association

Income & Expense
2-1-22 to 2-28-22

Account	Description	Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	105,786.24	211,572.48
33010	Reserves - Roof Replacement	16,534.62	33,069.24
33020	Roof Repair	1,875.00	3,750.00
33030	Gutters	3,309.38	6,618.76
33031	Gutter Repair	833.33	1,666.66
33040	Paint - Homes	16,639.32	33,278.64
33050	Paint/Roof - Garage	269.53	539.06
33060	Paint/Roof - Carport	546.59	1,093.18
33070	Light Credit	(3.50)	(7.00)
34000	Clubhouse Rentals	450.00	1,100.00
34010	Clarion	180.00	240.00
34020	Interest-Regular	10.45	21.29
34022	Major Improvements Interest	271.90	316.41
34030	Misc. Other	(197.33)	34.33
34045	Income Pool Cards	0.00	10.00
	Subtotal Income	146,505.53	293,303.05
 EXPENSES			
General & Administrative			
50011	Payroll	18,787.31	44,160.53
50021	Accounting Fees	237.95	475.90
50031	Annual Audit/Tax Prep	2,650.00	2,650.00
50041	Computer	54.68	109.36
50051	Copier Expense	153.10	306.20
50091	Legal	970.50	970.50
50111	Office Materials/Supplies	235.89	933.67
50131	Postage	300.16	300.16
50141	Security Alarm	181.29	1,297.29
50151	Professional Services	445.66	738.96
50171	Taxes-other(property/licenses)	40.00	40.00
50231	Office Telephone	274.04	547.21
50242	Service Charges	0.00	(15.00)
	General & Administrative	24,330.58	52,514.78

	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51032 Contract - Trash	0.00	8,825.52
51042 Contract - Pool	1,480.00	1,480.00
51043 Keri System (Pools)	185.20	370.40
51052 Contract - Lawn	29,400.00	29,400.00
51062 Contract Tree Trimming	19,900.00	19,900.00
51063 Tree Maintenance	1,700.00	1,700.00
51072 Snow Removal/Chemicals	5,612.50	13,700.00
51092 Grounds Improvements	13.06	519.29
51115 Common Facilities Maintenance	172.17	989.76
51116 Termite Treatment Clubhouses	0.00	1,131.93
51142 Utilities	5,282.63	8,483.11
51152 Truck Maintenance/Golf Cart	363.84	815.63
51153 Purchase New Truck	774.27	1,548.54
	<hr/>	<hr/>
Common Area Maintenance	64,883.67	88,864.18
Residential Maintenance		
52043 Residential-Roof Repairs	0.00	614.00
52053 Gutter -Repairs	512.00	512.00
	<hr/>	<hr/>
Residential Maintenance	512.00	1,126.00
Major Improvements/Repair		
53014 Street Repair	92,268.00	92,268.00
53037 Erosion	1,165.00	1,165.00
	<hr/>	<hr/>
Major Improvements/Repai	93,433.00	93,433.00
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
TOTAL EXPENSES	183,159.25	235,937.96
Current Year Net Income/(loss)	(36,653.72)	57,365.09
	<hr/> <hr/>	<hr/> <hr/>

\$\$ PAYING CASH \$\$

**THINKING ABOUT DOWNSIZING OR
JUST WANT TO GET SOME STUFF GONE?**

I'M ALWAYS BUYING!

**OLD JEWELRY, COINS, POCKET WATCHES,
POCKET KNIVES, MIITARY ITEMS, OLD TRAINS,
CROCKS, OIL LAMPS, OLD TOYS, GLASSWARE,
OLD CLOCKS, OLD FANS, COCA COLA ITEMS,
SPOOL CABINETS, OLD FURNITURE.....**

**MOST OLD ITEMS ARE CONSIDERED AND COULD
PROVIDE SOME ADDITIONAL SPENDING
MONEY FOR YOU!**

**PLEASE CALL PATRICIA,
A COLONY WOODS RESIDENT. 913-515-2950**



**RENT AN OLD
MAN!**

KIRK

Not your average handyman

913-213-9843

No job to big or to small:

Plumbing

Electrical

Drywall

Garage Shelving

Tear out, Haul off

General Home Repairs

RENT AN OLD MAN!

WE DO ALL ASPECTS OF WOOD ROT REPAIR, SIDING, TRIM,
DECKS & FENCES— CALL FOR A FREE ESTIMATE.



APRIL 2022
JOYCE ZIBRO
 Your Real Estate Specialist
 since 1976
 Four Colonies Resident
 since 1973



NO INVENTORY IN FOUR COLONIES

There are no Four Colonies properties listed for sale in Heartland MLS as the April Clarion goes to press on March 22, 2022.

FEBRUARY 24 – MARCH 22 — 2 PROPERTIES SOLD.

These properties came on the market and went under contract immediately, during this time.

- Chalet with three bedrooms, two and a half bathrooms, two-story floor plan, two-car garage listed at \$210,000.
- Maisonette II with two bedrooms, one and a half bathrooms, two-story floor plan, finished basement, and car port listed at \$217,000. This home was rehabbed with nearly everything new.

INTEREST RATES ARE RISING

Mortgage interest rates ticked up again, but are still historically low. The 30-year fixed rate is about 4.25% for a conventional loan.

STRONG SELLER'S MARKET

The strong seller's market shows no sign of letting up. Inventory remains low, and most sellers are receiving multiple offers. **IF YOU HAVE BEEN CONTEMPLATING SELLING, NOW IS THE TIME TO ACT.**

HAPPY EASTER!

JOYCE ZIBRO
RE/MAX REALTY SUBURBAN

913-645-9144

JoyceZibro@remax.net

www.JoyceZibro.com

Deb Staley 816-694-0031

Deb.Staley@remax.net



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.****VETERAN**

IN DIRE NEED OF A 3 BEDROOM FOR MOTHER AND 2 YOUNG BOYS!!!!

We hang the petty thieves and appoint the great ones to public office. -- Aesop

ANNUAL HOMEOWNER'S MEETING

APRIL 18, 2022



THREE BOARD MEMBERS WILL BE

ELECTED AT THIS MEETING.

APRIL 2022

SUN	MON	TUE	WED	THU	FRI	SAT
					1 <i>Le Peep Coffee 9:00am</i>	2 RENTAL CH 1 RENTAL CH 3
3	4	5	6	7	8 <i>Le Peep Coffee 9:00am</i>	9 RENTAL CH 1
10 PALM SUNDAY 	11 YARD WASTE PICK UP	12	13 BOOK CLUB 	14	15 <i>Le Peep Coffee 9:00am GOOD FRIDAY OFFICE</i>	16 EASTER EGG HUNT CH 1
17  EASTER	18 ANNUAL HOMEOWNERS MEETING CH2 7:00PM	19 BUNKO	20	21 CLARION DEADLINE	22 <i>Le Peep Coffee 9:00am</i>	23 RENTAL CH 1
24	25	26	27	28	29 <i>Le Peep Coffee 9:00am</i>	30

MAY 2022

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6 <i>Le Peep Coffee 9:00am</i>	7 RENTAL CH 1
8 MOTHER'S DAY 	9 YARD WASTE PICK UP	10	11 BOOK CLUB 	12 RENTAL CH 3	13 <i>Le Peep Coffee 9:00am RENTAL CH 3</i>	14
15	16 BOARD MEETING CH3 5:45 PM	17 BUNKO	18	19 CLARION DEADLINE	20 <i>Le Peep Coffee 9:00am</i>	21 RENTAL CH 3

NEXT HOMEOWNER MEETING APRIL 18, 2022