

The Clarion

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

VOLUME 10, ISSUE 8

AUGUST 2021

SPECIAL POINTS OF INTEREST

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President's Message August 2021

At July's Board of Directors meeting two projects were approved that should be completed this summer or early fall.

One is the installation of a "junction box" in Colony 3 near the tennis courts at Clubhouse 3. This structure will allow us to clean debris from the storm drains in that area.

A survey conducted last year identified the storm drains in this area as needing additional cleaning. The installation is expected to be done late this summer.

The Board also approved resurfacing the basketball court. This project has been talked about for several years, but was always delayed as other projects were deemed more important. This resurfacing should take place this fall.

I mentioned in my July message that a number of homes have air conditioning units shrouded in weeds and bushes. August typically is the hottest month of the year and such growth can reduce the air conditioner's efficiency and increase electricity usage. The plants should be trimmed or removed.

New and colorful umbrellas have been added at our pools. We are glad they are being used but we gratefully ask that before departing the pool to please close them to prevent wind damage. Such precautions will extend their life and prevent having to replace them.

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

Bob Burgdorfer, President Four Colonies Homes Association

MANAGER'S REPORT

We had the leak detector out for pools 1 & 2. He did some repair to pool 1, but we may have a larger issue with cracking in cement in the corner near one of the skimmers. This will need to be investigated when we close the pools and drain this one down some.

Harold & Alan have been trimming tree branches and help out with gutter repairs when there is a repair that's not up very high so we can save money by not having to reach out to the gutter contractor.

One of our street bidders marked all areas on the curbs he thought would need repair in 2022. Harold and I will drive through and confirm they didn't miss any or mismark ones that don't need repairs yet.

I have been getting active again with our storm drain contractor and there will be a motion made tonight to add a junction box that is necessary to start the process of repairing our storm drains.

Architectural Control Policy Concerning Gutter Guards.

When the homeowner requests to add gutter guards in which the gutter guard company then warranties the gutters, this will then negate Four Colonies Homes Association from maintenance or repairs of the gutters. Furthermore, the gutter/gutter cover color must match the color of the home or the homeowner is responsible to paint the gutters to match the home.

The homeowner must sign a waiver that they acknowledge that they release the Four Colonies Homes Association from the obligation of gutter maintenance or repairs.

Dear Homeowners,

It has been brought to our attention that some homeowners are feeding the wildlife. Please be aware that feeding the wildlife is illegal. A homeowner reported that corn cobs were found in their gutters and nearby neighbors' gutters. This is causing issues with stopping up the gutters and also drawing squirrels and other rodents to the homes. The game warden responded and let the homeowner know that if someone knows who is doing this, they can report them to the game warden and they will be fined.

Thank you for your attention to this matter,

Pool Review

If you currently have a pool card you do not need to purchase a new one.

- ★ For anyone needing a pool card:
- ★ One pool card per household can be purchased from the office for \$10.00 after filling out a form and showing proof of residency. Forms are available in the office or on the website.
- ★ Lost or stolen cards can be replaced at the following cost:
- ★ Second Replacement Card \$20.00
- ★ Third Replacement Card \$30.00
- ★ Each pool card holder is allowed a maximum of four guests.
- ★ Pools are open at 10:00am and closed at 9:00pm
- ★ Pool gates may be found locked during these times due to lighting or inability to see pool drains per Johnson County Environmental Department.

NOTICE



Any person having an infectious or communicable disease is prohibited from using a public pool. Persons having open blisters, cuts, etc., are advised not to use the pool. Spitting, spouting water, blowing the nose or discharging bodily wates in the pool is strictly prohibited. Running, boisterous or rough play or excessive noise is forbidden in the pool area, showers or dressing rooms. All children and non-swimmers must be accompanied by a parent or responsible adult supervisor.

THE MANAGEMENT RESERVES THE RIGHT TO REFUSE ADMITTANCE TO, OR REJECT FROM THE POOL PRESISES, ANY PERSONS FAILING TO COMPLY WITH ANY OF THE ABOVE HEALTH AND SAFETY REGULATIONS AND POOL RULES.

**Pool Hours are 10AM to 9 PM
Pool Rules**

1. Absolutely no glass inside fence.
2. No skateboards, roller blades, scooters inside or outside pool area.
3. No animals in pool or on pool deck.
4. No food or drink in pool.
5. No diving, running, excessive splashing or dunking.
6. No loud music.
7. An Adult must accompany children under 12 yrs old.
8. Residents must accompany their guests – limit 4 guests per individual address.
9. Must be 18 years of age to use Pool 4 at 12502 W. 82nd Terrace.

**WARNING!!!
NO LIFEGUARD ON DUTY
IN CASE OF EMERGENCY,
CALL 911**

|  | <h1 style="text-align: center;">FOUR COLONIES' BOOK CLUB SELECTIONS</h1> <h2 style="text-align: center;">2020-21</h2> <p style="text-align: center;">First Wednesday; Social – 7 p.m.; Book Review – 7:30 p.m.</p> | | |  |
|---|--|----------------------------------|---|---|
| Date | Book Title | Author | Book Type | Reviewer/Host |
| August 4, 2021 | Giver of Stars | JoJo Moyes Historical romance | Historical fiction about packhorse librarians, their travails and triumphs, in a remote area of Kentucky during the 30's, | Rebecca Reagan |
| September 1, 2021 | Select books for next year and party!!! | | | For questions about meeting locations, please contact the office. |



Friends of Jim Buffington, who was a long-time treasurer for Four Colonies, donated a bench to the Homes Association in his honor. The bench is located on a walkway near his house. Jim passed away recently after a long battle with leukemia.

A & C Construction—Paint Order

| | |
|----|--------------------------|
| 1 | 12000-02 W. 82nd Terrace |
| 2 | 12012-14 W. 82nd Terrace |
| 3 | 11900 W. 82nd Terrace |
| 4 | 11902 W. 82nd Terrace |
| 5 | 11901 W. 82nd Terrace |
| 6 | 11903 W. 82nd Terrace |
| 7 | 12101 W. 82nd Terrace |
| 8 | 12103 W. 82nd Terrace |
| 9 | 12105 W. 82nd Terrace |
| 10 | 12107 W. 82nd Terrace |
| 11 | 12109 W. 82nd Terrace |
| 12 | 12111 W. 82nd Terrace |
| 13 | 12113 W. 82nd Terrace |
| 14 | 8206 Monrovia |
| 15 | 8214 Monrovia |
| 16 | 8230 Monrovia |
| 17 | 8250 Monrovia |
| 18 | 8254 Monrovia |
| 19 | 8262 Monrovia |
| 20 | 12348 W. 82nd Place |
| 21 | 12352 W. 82nd Place |
| 22 | 12356 W. 82nd Place |
| 23 | 12372 W. 82nd Place |
| 24 | 12376 W. 82nd Place |
| 25 | 12400 W. 82nd Place |
| 26 | 12414 W. 82nd Place |
| 27 | 12421 W. 82nd Place |
| 28 | 12417 W. 82nd Place |
| 29 | 12413 W. 82nd Place |
| 30 | 12409 W. 82nd Place |

R.H. PAINTING - PAINT ORDER

| | |
|---|-----------------------|
| 1 | 8174-76-78-80 Halsey |
| 2 | 8182-84-86-88 Halsey |
| 3 | 8190-92-94-96 Halsey |
| 4 | 8210-12-14-16 Halsey |
| 5 | 8218-20-22-24 Halsey` |
| 6 | 8226-28-29-27 Halsey |
| 7 | 8219-21-23-25 Halsey |
| 8 | 8211-13-15-17 Halsey |

| | |
|----|--------------------------------------|
| 9 | 11916-18-20-22 W. 82nd Terrace |
| 10 | 11924-26-28-30 W. 82nd Terrace |
| 11 | 12004-06-08-10W. 82nd Terrace |
| 12 | 12100-02-04-06 W. 82nd Terrace |
| 13 | 12108-10-12-14 W. 82nd Terrace |
| 14 | 12126-28-30-32-34-36 W. 82nd Terrace |
| 15 | 12138-40-42-44 W. 82nd Terrace |
| 16 | 8251-53-55-57-59-61 Monrovia |
| 17 | 8271-73-75-77-79-81 Monrovia |
| 18 | 8283-85-87-89-91-93 Monrovia |

Republic Service/Compost Connection Yard Waste 2021 Schedule & Guidelines

Four Colonies Homeowners Association Your yard waste day is Monday

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

Association Collection will be made on these MONDAY dates:

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

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

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

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

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

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

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

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

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

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

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

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

SIGN UP NOW FOR ELECTRONIC DUES PAYMENT

Four Colonies residents now have the opportunity to pay their monthly dues electronically.

To participate, residents must go to the office and provide your bank account information.

Also you will need to sign the bank's required written authorization to participate in the withdrawal.

Four Colonies will authorize your electronic dues payment around the 15th of each month or the first business day thereafter

REMINDER

Everyone needs to pick up after their pets.

It's the law. City of Lenexa Ordinance Leash Law 3-2-D-3 states "owners must remove any excrement deposited by his animal on any public or private property." It is also "unlawful for any domestic animal to run at large." 3-2-D-2 of the Leash Law.

IN THE KNOW

Communication for the Four Colonies Community

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

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

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

Name _____

E-Mail Address _____

Phone # _____

How to reach us:
 Phone: 913-888-4920
 Fax: 913-888-6732
Four Colonies Office E-Mail:
fourcolonies@kc.surewest.net
Four Colonies WEB Site:
www.fourcolonies.net

**BOARD MEETINGS
 ALWAYS THE 3RD MONDAY
 OF THE MONTH**

**Satellite Dish
 Do's & Don'ts**
Do Not place on roof.
Put in inconspicuous place.
**Place under roof, on siding, as close
 to top as possible.**
Attach to chimney.
Place on pole inside fence.
Place on fence.
**Not on common grounds and tree on
 common grounds cannot be removed.**

**REPUBLIC SERVICES
 TRASH REMOVAL
 HOLIDAYS SCHEDULE
 RESIDENTIAL CUSTOMERS**

OBSERVED HOLIDAY

NEW YEARS DAY

MEMORIAL DAY

INDEPENDENCE DAY

LABOR DAY

THANKSGIVING DAY

CHRISTMAS DAY

Should one of the above holidays

fall on your

**Normal pick-up day, your waste will be
 picked up one day later that week.**

ALL OTHER HOLIDAYS THERE WILL BE

NORMAL PICKUP SERVICE.

PARKING REMINDERS

- We do not allow commercial vehicles
- We do not allow vehicles to be stored. If they are not operational or in regular use, they are not allowed to be parked in Four Colonies.
- Article III, Section 3 of the Revised Bylaws

Parking Rights. The Owner or Owners of a Lot which does not have on-lot parking shall be entitled to no more than **two automobile parking spaces** as near to the owned lot as practical. The Owner or Owners of a Lot which has on-lot parking shall be entitled to no more than one additional automobile parking space as near to the owned Lot as practical. Garages and carports shall be considered to be on-lot parking facilities. (Adopted: September 18, 1989)

The second space should not interfere with your neighbors' parking by their front doors. Guests should be instructed to park in a clubhouse parking lot. Any additional vehicles should be parked where they do not interfere with your neighbors parking privileges.

**FOUR COLONIES HOMES ASSOCIATION
REGULAR BOARD MEETING MINUTE
June 21, 2021**

| | |
|------------------------|-----------------|
| 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: David Williams | |

The Homeowner's Forum started at 5:45 p.m. There were no homeowners present.

President Bob Burgdorfer called the Regular Board Meeting of June 21, 2021 to order at 6:00 p.m. A quorum was present.

Mr. Wright made the motion to accept May 18, 2021, Regular Board Meeting minutes as written, with one correction. 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 clubhouse rental capacity. Mr. Burgdorfer made the motion to return to full capacity on clubhouse rentals. Ms. Khan-McKibben seconded. The motion passed. **(Vote #2)**

Unfinished Business- There was no unfinished business.

COMMITTEE REPORTS:

Architectural Review – Ms. Weishaar reported that the Architectural Control Committee had received requests for gutter guards. Discussion followed. Ms. Weishaar made the motion to accept the following Architectural Control Policy concerning Gutter Guards.

When the homeowner requests to add gutter guards in which the gutter guard company then warrants the gutters, this will then negate Four Colonies Homes Association from maintenance or repairs of the gutters. Furthermore, the gutter/gutter cover color must match the color of the home or the homeowner is responsible to paint the gutters to match the home.

The homeowner must sign a waiver that they acknowledge that they release the Four Colonies Homes Association from the obligation of gutter maintenance or repairs.

Mr. Wright seconded. The motion passed. **(Vote #3)**

Common Facilities – Mr. Burgdorfer reported on a bid he had received for repair of the Basketball Court. Discussion followed.

Finance- The Board received copies of the financial reports. Discussion followed. Ms. Kowalewski reported that work will begin in July on the 2022 budget and ask committee chairs to get their request back to her by the July meeting. The Board received a copy of the renewal policy for the Directors and Officers insurance.

Discussion followed. Ms. Kowalewski made the motion to pay the Directors and Officers insurance in the amount of \$6,220.00. Ms. Weishaar seconded. The motion passed. **(Vote #4)**

Grounds- Ms. Bearden reported that the Pride in Property Survey had generated a lot of work being done on the grounds around homes by homeowner. A lot of the erosion problems around Four Colonies is caused by homeowner's misdirected downspouts. Discussion followed.

Painting – There was no report.

Social – Ms. Khan-McKibben reported on the plans for the July 4th party. Right now the plans include Lunch, cold drinks, Petting zoo, and Balloon artist.

Communications – There was no report.

Long Range Planning Committee - Mr. Wright reported the committee is focusing on the street repair plans.

Ms. Weishaar made the motion to adjourn, seconded by Mr. Wright. The meeting adjourned at 8:00 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 | Y | | | | | |
| Amy Guion | A | Y | Y | Y | | | | | |
| Sara Hurley | Y | Y | Y | Y | | | | | |
| Linda Khan-McKibben | Y | Y | Y | Y | | | | | |
| Evie Kowalewski | Y | Y | Y | Y | | | | | |
| Stefanie Weishaar | Y | Y | Y | Y | | | | | |
| David Williams | - | - | - | - | | | | | |
| Gregory Wright | Y | Y | Y | Y | | | | | |
| Bob Burgdorfer | | | | | | | | | |

A = Abstain Y = Yes N = No

BOARD OF DIRECTORS VOTING RECORD
FOR THE – June 21, 2021 MEETING

Four Colonies Homes Association

Balance Sheet 6-30-2021

| Account Description | Operating | Reserves | Other | Totals |
|---------------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| ASSETS | | | | |
| 10100 Petty Cash | 500.00 | | | 500.00 |
| 10200 National BK of KC Operating CH | 1,232,515.62 | | | 1,232,515.62 |
| 10209 Great Western Bank | | 247,616.80 | | 247,616.80 |
| 10210 United Missouri Bank | | 253,038.93 | | 253,038.93 |
| 10212 Bank Of Labor 1 | | 143,999.63 | | 143,999.63 |
| 12000 Unit Dues Receivable | 123,045.14 | | | 123,045.14 |
| 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 | | 255,760.06 | | 255,760.06 |
| 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 | <u>1,309,418.68</u> ===== | <u>1,016,758.39</u> ===== | <u>3,117,438.42</u> ===== | <u>5,443,615.49</u> ===== |
| LIABILITIES & EQUITY | | | | |
| CURRENT LIABILITIES: | | | | |
| 21286 Note Payable Ford 2020 Truck | 28,669.58 | | | 28,669.58 |
| 22250 Prepaid Homeowner Dues | 23,518.03 | | | 23,518.03 |
| 22260 Accrued Payroll | 5,779.07 | | | 5,779.07 |
| 22270 Accrued Interest | 262.91 | | | 262.91 |
| 22300 Clubhouse Deposits | 3,000.00 | | | 3,000.00 |
| 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. | <u>813,349.87</u> | <u>0.00</u> | <u>0.00</u> | <u>813,349.87</u> |
| 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) | 356,678.47 | 0.00 | 0.00 | 356,678.47 |
| Subtotal Equity | <u>4,630,265.62</u> | <u>0.00</u> | <u>0.00</u> | <u>4,630,265.62</u> |
| TOTAL LIABILITIES & EQUITY | <u>5,443,615.49</u> ===== | <u>0.00</u> ===== | <u>0.00</u> ===== | <u>5,443,615.49</u> ===== |

Four Colonies Homes Association

Income & Expense 6-30-21

| Account | Description | Current Actual | Year-To-Date Actual |
|--------------------------|---------------------------------|-------------------|------------------------|
| INCOME: | | | |
| 33000 | Administrative & Common Area | 102,706.17 | 616,237.02 |
| 33010 | Reserves - Roof Replacement | 15,999.50 | 95,997.00 |
| 33020 | Roof Repair | 1,875.00 | 11,250.00 |
| 33030 | Gutters | 3,188.12 | 19,128.72 |
| 33031 | Gutter Repair | 833.33 | 4,999.98 |
| 33040 | Paint - Homes | 16,153.32 | 96,919.92 |
| 33050 | Paint/Roof - Garage | 261.68 | 1,570.08 |
| 33060 | Paint/Roof - Carport | 530.35 | 3,182.10 |
| 33070 | Light Credit | (3.50) | (21.00) |
| 34000 | Clubhouse Rentals | 1,200.00 | 2,900.00 |
| 34010 | Clarion | 240.00 | 900.00 |
| 34020 | Interest-Regular | 675.83 | 3,493.62 |
| 34022 | Major Improvements Interest | 53.73 | 6,161.03 |
| 34030 | Misc. Other | 13.20 | 342.20 |
| 34045 | Income Pool Cards | 540.00 | 600.00 |
| | Subtotal Income | 144,266.73 | 863,660.67 |
| EXPENSES | | | |
| General & Administrative | | | |
| 50011 | Payroll | 18,937.17 | 126,156.48 |
| 50021 | Accounting Fees | 237.95 | 1,402.70 |
| 50031 | Annual Audit/Tax Prep | 0.00 | 6,600.00 |
| 50040 | Web Page Maintenance | 37.50 | 187.50 |
| 50041 | Computer | 109.36 | 328.08 |
| 50051 | Copier Expense | 193.16 | 1,025.09 |
| 50061 | Collection Expense (Del Due) | 147.69 | (139.31) |
| 50071 | Insurance | 27,056.40 | 27,166.40 |
| 50091 | Legal | 485.37 | 1,845.37 |
| 50111 | Office Materials/Supplies | 418.24 | 1,558.28 |
| 50112 | Annual Meeting | 0.00 | 1,382.85 |
| 50131 | Postage | 0.00 | 276.85 |
| 50141 | Security Alarm | 1,116.00 | 3,747.46 |
| 50151 | Professional Services | 286.08 | 2,017.04 |
| 50161 | Taxes (corporate income) | 0.00 | 1,704.00 |
| 50171 | Taxes-other (property/licenses) | 0.00 | 774.73 |
| 50231 | Office Telephone | 276.39 | 2,071.27 |
| 50232 | Communication Expense | 0.00 | 469.85 |
| | General & Administrative | 49,301.31 | 178,574.64 |

| | Current Actual | Year-To-Date Actual |
|-------------------------------------|---------------------------|--------------------------------|
| Common Area Maintenance | | |
| 51032 Contract - Trash | 8,825.52 | 52,155.54 |
| 51042 Contract - Pool | 8,418.10 | 12,186.80 |
| 51043 Keri System (Pools) | 185.20 | 1,074.20 |
| 51052 Contract - Lawn | 14,162.50 | 84,975.00 |
| 51053 Yard Waste Pick Up | 1,376.97 | 4,130.91 |
| 51055 Entrance/Clubhouse Seasonal | 0.00 | 628.32 |
| 51062 Contract Tree Trimming | 0.00 | 19,900.00 |
| 51063 Tree Maintenance | 0.00 | 13,500.00 |
| 51072 Snow Removal/Chemicals | 0.00 | 21,640.50 |
| 51082 Pool Maintenance/Improvements | 395.00 | 395.00 |
| 51092 Grounds Improvements | 337.04 | 739.10 |
| 51095 Public Relations | 512.30 | 527.60 |
| 51115 Common Facilities Maintenance | 690.13 | 12,696.87 |
| 51116 Termite Treatment Clubhouses | 0.00 | 1,131.93 |
| 51123 Common Area Seeding/Turf Rep | 0.00 | 852.00 |
| 51142 Utilities | 1,765.17 | 16,832.29 |
| 51152 Truck Maintenance/Golf Cart | 433.16 | 1,705.82 |
| 51153 Purchase New Truck | 774.27 | 4,645.62 |
| 51162 Tools/Equip/Supplies | 114.24 | 270.54 |
| | <hr/> | <hr/> |
| Common Area Maintenance | 37,989.60 | 249,988.04 |
| Residential Maintenance | | |
| 52013 Paint Homes | 16,000.00 | 39,800.00 |
| 52034 Paint Residential Fences | 2,999.00 | 7,575.00 |
| 52043 Residential-Roof Repairs | 0.00 | 1,382.00 |
| 52053 Gutter -Repairs | 742.50 | 3,666.50 |
| | <hr/> | <hr/> |
| Residential Maintenance | 19,741.50 | 52,423.50 |
| Major Improvements/Repair | | |
| 53024 Retaining Wall Replacement | 0.00 | 25,000.00 |
| 53037 Erosion | 47.46 | 817.01 |
| 53095 Clubhouse Improvement Project | 0.00 | 179.01 |
| | <hr/> | <hr/> |
| Major Improvements/Repair | 47.46 | 25,996.02 |
| Reserves | | |
| | <hr/> | <hr/> |
| Reserves | 0.00 | 0.00 |
| TOTAL EXPENSES | 107,079.87 | 506,982.20 |
| Current Year Net Income/(loss) | 37,186.86 | 356,678.47 |
| | ===== | ===== |



AUGUST 2021
JOYCE ZIBRO

Your Real Estate Specialist
since 1976
Four Colonies Resident
since 1973



LISTINGS AND SALES JUNE 24 - July 23

Only three properties came on the market during this period. A freestanding Garden Villa ranch with finished basement and double garage which was previously listed, came back on the market at \$285,000. A beautifully updated 3 bedroom 3 bath end unit ranch with finished basement entered the market at \$269,900. The only sale to report is a 3 bedroom 3 bath free-standing Garden View home with finished walkout lower level and double garage (Bristol Plan) which I listed for \$220,000 July 21 and put under contract on July 23.

INVENTORY DESPERATELY NEEDED !!!

I have Buyers waiting for Four Colonies properties and realtors calling me every week, asking if I have this plan or that plan coming on the market any time soon.

SELLERS MARKET CONTINUES TO GAIN STEAM

This "Sellers Market" just keeps on and on. Not only in Four Colonies, but almost everywhere .Please, please call if you want to cash in on this market.

THANK YOU LINDA KHAN-McKIBBEN

Thank you Linda and your crew for the great July 4th celebration. Both kids and adults had fun, and the sandwiches were delicious.

“Whatever you can do, or dream you can, BEGIN IT!
Boldness has Genius, Power and Magic in it.”
Goethe

JOYCE ZIBRO
RE/MAX REALTY SUBURBAN
913-645-9144
JoyceZibro@remax.net
www.JoyceZibro.com



KANSAS CITY REGIONAL HOMES, INC.

913-538-6900

JIM LINDSEY - AGENT

913-515-4178

GREAT SELLING COMMISSION STRUCTURE.

FREE MARKET ANALYSIS.

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

EITHER LISTING OR SELLING DIRECT,
YOU SAVE MONEY.

CALL ME IF INTERESTED.

SELLING HOMES FOR MORE AT LESS COST.



VETERAN

**The only difference between a tax man and a
Taxidermist is that the taxidermist leaves the skin.**

- Mark Twain

No job to big or to small:

Plumbing

Electrical

Drywall

Garage Shelving

Tear out, Haul off

General Home Repairs

RENT AN OLD MAN!

Call or Email for Free Estimate



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Wood Rot Repair

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Paint to Match

Kirk- 913-213-9843



Robert 913-481-0256

Our third year working in Four Colonies.

AUGUST 2021

| SUN | MON | TUE | WED | THU | FRI | SAT |
|--|-------------------------------|---|---|---------------------------|--|-------------------|
| 1 | 2 | 3 ELECTION CH3  | 4 BOOK CLUB  | 5 | 6 PEGATHS 87th St Coffee 9:00am | 7 |
| 8  | 9 YARD WASTE PICK UP | 10 | 11 | 12 | 13 PEGATHS 87th St Coffee 9:00am | 14 |
| 15 | 16 BOARD MEEING 5:45 PM | 17 BUNKO | 18 | 19 CLARION DEADLINE | 20 PEGATHS 87th St Coffee 9:00am | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 PEGATHS 87th St Coffee 9:00am | 28 RENTAL CH 3 |
| 29 | 30 | 31 | | | | |

SEPTEMBER 2021

| SUN | MON | TUE | WED | THU | FRI | SAT |
|---|---------------------------------|------------------|---|---------------------------|--|----------------------------------|
| | | | 1 BOOK CLUB  | 2 | 3 PEGATHS 87th St Coffee 9:00am | 4 |
| 5 | 6 LABOR DAY OFFICE CLOSED | 7 POOLS CLOSE | 8 | 9 | 10 PEGATHS 87th St Coffee 9:00am | 11 |
| 12  | 13 YARD WASTE PICK UP | 14 | 15 | 16 CLARION DEADLINE | 17 PEGATHS 87th St Coffee 9:00am | 18 RENTAL CH 3 RENTAL CH 1 |

NEXT BOARD MEETING AUGUST 16, 2021