

FOUR COLONIES  
HOMES ASSOCIATION

A WELCOMING COMMUNITY  
WITH PRIDE IN  
OUR PROPERTY

**SPECIAL POINTS  
OF INTEREST**

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# The Clarion

VOLUME 12, ISSUE 8

AUGUST 2023



**Hey kids, this Spring Rider feature has been added to Turtle Park. Thank you to the Garden Club, which helped pay for this feature. The Garden Club is fully funded by our homeowners.**

# President's Message AUGUST 2023

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August brings us towards the end of summer. Soon school will be back in session, so please be watching for kids waiting for buses. The pools are a great place to cool off as the heat continues this month. Please remember to not bring glass into the pool areas and help close umbrellas when you are done using them. This will help keep them in working order when wind or storms arise.

Speaking of storms, we had a big one move through last month. I wanted to say "thank you" to our maintenance team, Jesse and Sal, for coming in on their day off on Saturday to clean up the pools and walkways from tree debris. Erin's great working relationship with KC Tree company allowed us to be a priority in their clean up schedule. Our proactive rotating tree trimming program also helps keep our trees in good health and minimizes the damage. The large branches that came down narrowly missed directly hitting homes and only caused minor damage to some fences.

Stefanie Weishaar  
President, Four Colonies Homes Association

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## RECYCLING THE FOLLOWING CAN BE PUT IN YOUR RECYCLE BIN

### PAPERS

Newspapers, newspaper slicks, magazines, junk mail, office paper, catalogs.  
Phone Books

### BOXES

Corrugated cardboard (heavier boxes with wavy middle), chipboard (cereal and household product boxes) and carrier stock (soft drink and beer boxes).  
Remove all merchandise, bags and packaging. Flatten boxes into 2' by 2' pieces

### PLASTICS

Plastic containers and plastic bottles marked with #1 through #7 surrounded by a triangle.  
Rinse and remove caps

### METALS

Aluminum, steel food and beverage cans. Labels are ok.  
Please rinse. Place lid inside of can.

**NO GLASS, STYROFOAM, PLASTIC BAGS OR PLASTIC FILM  
NO FOOD SOILED CARDBOARD, TISSUES OR WAX COATED PAPER**



**PICTURES FROM THE JULY 1 PETTING ZOO.**

## POOLS OPEN MAY 27, 2023

### 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 wastes 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.



#### **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. 82<sup>nd</sup> Terrace.

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

**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;">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		
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](mailto:office@fourcolonies.net)—or 913-888-4920



# 2023

## R H PAINTING PAINT ORDER

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



## Curbside Yard Waste Recycling Service

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

[www.CompostConnection.com](http://www.CompostConnection.com)  
[Office@CompostConnection.com](mailto: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](mailto: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](http://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](mailto: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](mailto:office@fourcolonies.net)  
**Four Colonies WEB Site:**  
[www.fourcolonies.net](http://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 MINUTES**

**June 19, 2023**

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: Amy Guion	

The Homeowner's Forum started at 5:45 p.m. There were 3 homeowners present.

President Stefanie Weishaar called the Regular Board Meeting of June 19, 2023, to order at 5:50 p.m. A quorum was present.

Ms. Khan-McKibben made the motion to accept May 15, 2023, Regular Board Meeting minutes as written. Mr. Williams seconded, and the motion passed. **(Vote #1)**

**COMMITTEE REPORTS:**

**Manager's Report** – There was no report.

**New Business**- Mr. Burgdorfer made the motion to approve paying Auto-Owners Insurance \$22,983.63 for Commercial Auto, Umbrella, and Tailored Protection Insurance and Copeland Insurance \$6,503.00 for Directors and Officers Insurance. Ms. Khan-McKibben seconded. The motion passed. **(Vote #2)**

Ms. Weishaar made the motion to approve Phillips Paving bid in the amount of \$11,057.00 to correct a water drainage problem around 8230 Monrovia. Ms. Khan-McKibben seconded. The motion passed. **(Vote #3)**

**Unfinished Business**- There was no unfinished business.

**COMMITTEE REPORTS:**

**Architectural Review** – Ms. Weishaar made the motion to update the fence policy for the front fences of single-family free-standing homes. Ms. Knisley seconded. The motion passed. **(Vote #4)**

**Common Facilities** – Mr. Burgdorfer reported on a change in policy for Clubhouse use. Discussion followed. Mr. Burgdorfer made the motion to approve the Clubhouse policy change as presented. Ms. Bearden seconded. The motion passed. **(Vote #5)**

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

**Grounds**- There was no report.

**Social** – Ms. Khan-McKibben reported on the plans for the Independence Day celebration on Saturday July 1<sup>st</sup>.

**Long Range Planning Committee** - There was no report.

The Board went into Executive Session at 7:10pm.

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

The Board unanimously approved Richard Schneider application to fill the vacancy on the Board.

Ms. Weishaar made the motion to adjourn, seconded by Ms. Khan-McKibben. The meeting adjourned at 7:58 pm.

Respectfully Submitted By:

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Nancy Bunn, Secretary

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Approved On

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

A = Abstain      Y = Yes      N = No  
 BOARD OF DIRECTORS VOTING RECORD  
 FOR THE –June 19, 2023, MEETING

## Four Colonies Homes Association

Balance Sheet 12-31-22

Account Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>				
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)
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	1,111,563.75	1,019,288.91	3,073,080.65	5,203,933.31
	=====	=====	=====	=====
<b>LIABILITIES &amp; EQUITY</b>				
<b>CURRENT LIABILITIES:</b>				
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
	<hr/>	<hr/>	<hr/>	<hr/>
Subtotal Current Liabilities	1,082,553.42	0.00	0.00	1,082,553.42
<b>EQUITY:</b>				
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)
	<hr/>	<hr/>	<hr/>	<hr/>
Subtotal Equity	4,121,379.89	0.00	0.00	4,121,379.89
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES & EQUITY	5,203,933.31	0.00	0.00	5,203,933.31
	=====	=====	=====	=====

## Four Colonies Homes Association

Income & Expense 6-1 to 6-31-23

Account	Description	Current Actual	Year-To-Date Actual
<b>INCOME:</b>			
33000	Administrative & Common Area	108,956.44	653,738.64
33010	Reserves - Roof Replacement	17,086.37	102,518.22
33020	Roof Repair	1,875.00	11,250.00
33030	Gutters	3,432.40	20,594.40
33031	Gutter Repair	833.33	4,999.98
33040	Paint - Homes	17,138.12	102,828.72
33050	Paint/Roof - Garage	277.60	1,665.60
33060	Paint/Roof - Carport	562.89	3,377.34
33070	Light Credit	(3.50)	(21.00)
34000	Clubhouse Rentals	1,050.00	5,000.00
34010	Clarion	50.00	810.00
34020	Interest-Regular	941.06	6,530.64
34022	Major Improvements Interest	404.93	8,077.86
34030	Misc. Other	24.00	314.84
34040	Misc. Owner Income	75.00	120.00
34045	Income Pool Cards	410.00	670.00
	Subtotal Income	153,113.64	922,475.24
 <b>EXPENSES</b>			
<b>General &amp; Administrative</b>			
50011	Payroll	19,035.87	130,493.14
50021	Accounting Fees	237.95	1,427.70
50040	Web Page Maintenance	0.00	150.00
50041	Computer	152.02	753.49
50051	Copier Expense	286.84	1,143.27
50061	Collection Expense (Del Due)	(75.00)	(775.00)
50071	Insurance	29,486.63	29,758.63
50091	Legal	0.00	133.00
50111	Office Materials/Supplies	59.07	3,135.21
50112	Annual Meeting	0.00	2,480.30
50131	Postage	0.00	483.77
50141	Security Alarm	1,261.75	3,879.01
50151	Professional Services	277.24	1,923.02
50161	Taxes (corporate income)	1,393.73	3,773.73
50171	Taxes-other (property/licenses)	0.00	560.21
50191	Office Equipment - Misc.	0.00	98.40
50231	Office Telephone	276.67	1,669.73
50242	Service Charges	60.00	30.00
	General & Administrative	52,452.77	181,117.61

	<b>Current Actual</b>	<b>Year-To-Date Actual</b>
Common Area Maintenance		
51032 Contract - Trash	9,093.58	55,059.55
51041 Pool Security Services	1,265.60	1,511.60
51042 Contract - Pool	9,159.32	10,639.32
51043 Keri System (Pools)	827.97	10,210.76
51052 Contract - Lawn	14,700.00	88,200.00
51053 Yard Waste Pick Up	1,482.18	4,424.48
51055 Entrance/Clubhouse Seasonal	996.28	1,176.68
51062 Contract Tree Trimming	0.00	24,000.00
51063 Tree Maintenance	11,650.00	31,050.00
51072 Snow Removal/Chemicals	0.00	14,930.00
51082 Pool Maintenance/Improvements	3,535.96	6,744.73
51092 Grounds Improvements	128.78	728.96
51095 Public Relations	607.00	1,362.70
51115 Common Facilities Maintenance	2,394.35	4,297.15
51116 Termite Treatment Clubhouses	0.00	1,245.15
51122 Concrete Repair	0.00	31,400.00
51123 Common Area Seeding/Turf Rep	15.23	294.97
51142 Utilities	3,111.29	23,036.43
51152 Truck Maintenance/Golf Cart	297.98	5,189.03
51153 Purchase New Truck	774.27	4,645.62
51162 Tools/Equip/Supplies	826.91	1,164.97
	<hr/>	<hr/>
Common Area Maintenance	60,866.70	321,312.10
Residential Maintenance		
52013 Paint Homes	38,650.00	103,450.00
52034 Paint Residential Fences	4,949.00	12,514.00
52043 Residential-Roof Repairs	1,140.00	2,869.00
52053 Gutter -Repairs	1,547.00	4,451.00
	<hr/>	<hr/>
Residential Maintenance	46,286.00	123,284.00
Major Improvements/Repair		
53014 Street Repair	0.00	335,358.50
53024 Retaining Wall Replacement	0.00	20,000.00
53037 Erosion	0.00	4,671.00
53095 Clubhouse Improvement Project	0.00	355.29
	<hr/>	<hr/>
Major Improvements/Repair	0.00	360,384.79
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
	<hr/>	<hr/>
TOTAL EXPENSES	159,605.47	986,098.50
	<hr/>	<hr/>
Current Year Net Income/(loss)	(6,491.83)	(63,623.26)
	=====	=====



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



**TWO PROPERTIES SELL JUNE 24th to JULY 24th**

The two properties which went under contract during this period:

a Maisonette II 2 bedroom, 1.1 bath two-story with finished basement, listed at \$240,000; and a Windham front-to-back split level free standing Garden View Home 4 bedroom , 3 bath with finished walk-out level which included a large screened porch. Listed at \$389,000. This property was also listed in July.

**ONE PROPERTY ON MARKET**

One sole Four Colonies property is on the market as the August Clarion goes to press...a Chalet 3 bedroom, 2.1 bath two-story with finished basement and 2 car attached garage. Listed at \$274,950. However, there is a Manor II 3 bedroom, 2.1 bath two-story with basement and carport listed in PREMLS at Heartland MLS at \$209,950.

**WHAT IS THE MARKET DOING?**

Most realtors and mortgage lenders in our Kansas City metropolitan area ,as well as in a great part of our country, would probably tell you inventory remains scarce and property prices have risen so much that many first time buyers are priced out of the market.

I am afraid we won't know much more until we know if the federal funds rate ,which is used to control the supply of available funds,will be raised or not following the raise the last week of July. (Raising the rate lowers the supply of available money, making it more expensive to borrow.) One can't help but think the remaining five months of 2023 and into 2024 will be more challenging times for home buyers, sellers, realtors and lenders.

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**KANSAS CITY REGIONAL HOMES, INC.**

**913-538-6900**

**JIM LINDSEY - AGENT**

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**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**



# AUGUST 2023

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2 Book Club 	3	4 I Hop Shawnee Coffee 9:00am RENTAL CH 3	5
6	7	8	9	10	11 I Hop Shawnee Coffee 9:00am	12
13 	14 Yard Waste	15 BUNKO	16	17 CLARION DEADLINE	18 I Hop Shawnee Coffee 9:00am	19 RENTAL CH 3
20 RENTAL CH 3	21 BOARD MEETING CH3 5:45 PM	22	23	24	25 I Hop Shawnee Coffee 9:00am	26
27	28	29	30	31		

# SEPTEMBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
					1 I Hop Shawnee Coffee 9:00am	2
3	4 LABOR DAY OFFICE CLOSED	5 POOLS 1, 2, & 4 CLOSE	6 Book Club 	7	8 I Hop Shawnee Coffee 9:00am	9
10 	11 Yard Waste	12	13	14	15 I Hop Shawnee Coffee 9:00am	16 RENTAL CH 1

**NEXT BOARD MEETING AUGUST 21, 2023 CLUBHOUSE 3**