

# The Clarion

FOUR COLONIES  
HOMES ASSOCIATION

A WELCOMING COMMUNITY  
WITH PRIDE IN  
OUR PROPERTY

VOLUME 10, ISSUE 12

DECEMBER 2021

## SPECIAL POINTS OF INTEREST

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**Merry Christmas!!**



# President's Message December 2021

Holiday decorations are going up at our clubhouses, so please enjoy those.

We will host Santa Claus on Sunday, Dec. 5, at Clubhouse 3, so please stop by with your children. There will be treats and drinks for the entire family.

As always, during holiday functions please ensure your guests park their cars away from private drives and parking spaces.

The arrival of winter brings the likelihood of snow and ice on our sidewalks and streets, so use caution when walking and driving. As usual we have hired a firm that will plow streets of snow and treat them for ice.

The November board meeting was fairly short. No significant motions were passed and discussions largely related to plans for 2022, such as street repairs and possible improvements in the Clubhouse 3 parlor.

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

Bob Burgdorfer  
President, Four Colonies Homes Association

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## MANAGER'S REPORT

The contractor that is repairing the sidewalks is going to start work on November 29<sup>th</sup>, weather permitting.

We secured a contractor for pool 3 repairs and the work was completed. There was an issue with the discharge line which affected the backwashing ability. The contractor corrected the issue by making the discharge line larger which reduced the back pressure.

Harold and Alan completed inspecting the 117 homes that are going to be painted next year and are now putting up Christmas lights.

Top Care has begun mulching leaves. There should be a leaf cleanup around Thanksgiving and one around Christmas, weather permitting.

Beginning the first of the year the office will re-open from 10-4 Monday through Friday **by appointment only**. This includes the basketball court and library. Until then we will continue to respond to homeowners' needs by phone, email, and drop box.



**LAST YARD WASTE PICK UP FOR 2021  
DECEMBER 13, 2021  
FIRST YARD WASTE PICK FOR 2022  
WILL BE IN MARCH**



**ON DECEMBER 5TH  
4:30 PM TO 6:00 PM CLUBHOUSE 3.**

**ALL FOUR COLONIES RESIDENTS  
ARE INVITED  
TO VISIT WITH SANTA CLAUS.**

**SANTA WILL HAVE CANDY CANES  
AND PROVIDE PHOTO OPS  
FOR MOM AND DAD.**

**REFRESHMENTS WILL BE PROVIDED  
HOPE YOU CAN ATTEND.**

**MRS. CLAUS**



# 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
December 8, 2021	It's Okay to Miss the Bed on the First Jump	John O'Hurley Humorous fiction	A charming and hilarious NYT bestseller about the enduring wisdom of dogs, from the host of the National Dog Show	Julie Messplay
January 2022	No meeting			
February 9, 2022	Dead Wake	Eric Larsen History/ WWI	The enthralling story of the Lusitania, a luxury ocean liner, as it sailed out of New York, bound for Liverpool, carrying a record number of children in the 10 <sup>th</sup> month of WWI.	Bob Burgdorfer
March 10, 2022	My Remarkable Journey	Katherine Johnson Memoir	Tells the full story of her life, including what it took to work at NASA, help land the first man on the moon, and live through a century of turmoil and change.	TBA
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 Donaghue 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!!!			

# **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](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 [fourcolonies@kc.surewest.net](mailto: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](mailto:fourcolonies@kc.surewest.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 MINUTE  
October 18, 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: Sara Hurley, Linda Khan-McKibben & Stefanie Weishaar	

The Homeowner's Forum started at 5:45 p.m. There were 3 homeowners present. The following topics were discussed: painting, seeding and welcome packets.

President Bob Burgdorfer called the Regular Board Meeting of October 18, 2021 to order at 6:00 p.m. A quorum was present.

Ms. Guion made the motion to accept September 20, 2021, Regular Board Meeting minutes as written. Mr. Wright seconded and the motion passed. **(Vote #1)**

**COMMITTEE REPORTS:**

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

**New Business**- There was no new business.

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

**COMMITTEE REPORTS:**

**Architectural Review** – There was no report.

**Common Facilities** – Mr. Burgdorfer reported on completion of the basketball court and the closing of tennis courts behind Clubhouse 2.

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

**Grounds**- Ms. Bearden reported on grounds projects for this year.

**Social** – There was no report.

**Communications** – There was no report.

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

Mr. Wright made the motion to adjourn, seconded by Ms. Guion. The meeting adjourned at 7:10 p.m.



Respectfully Submitted By:

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Sara Hurley, 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								
Amy Guion	Y								
Sara Hurley	-								
Linda Khan-McKibben	-								
Evie Kowalewski	Y								
Stefanie Weishaar	-								
David Williams	Y								
Gregory Wright	Y								
Bob Burgdorfer									

A = Abstain      Y = Yes      N = No  
 BOARD OF DIRECTORS VOTING RECORD  
 FOR THE – October 18, 2021 MEETING

## Four Colonies Homes Association

Balance Sheet 10-31-21

Account Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>				
10100 Petty Cash	500.00			500.00
10200 National BK of KC Operating CH	1,305,203.07			1,305,203.07
10209 Great Western Bank		247,625.01		247,625.01
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	125,426.06			125,426.06
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		255,935.19		255,935.19
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)
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	1,384,487.05	1,016,941.73	3,117,438.42	5,518,867.20
	=====	=====	=====	=====
<b>LIABILITIES &amp; EQUITY</b>				
CURRENT LIABILITIES:				
21286 Note Payable Ford 2020 Truck	28,669.58			28,669.58
22250 Prepaid Homeowner Dues	19,495.25			19,495.25
22260 Accrued Payroll	5,779.07			5,779.07
22270 Accrued Interest	262.91			262.91
22300 Clubhouse Deposits	3,675.00			3,675.00
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
	<hr/>	<hr/>	<hr/>	<hr/>
Subtotal Current Liabilities	810,002.09	0.00	0.00	810,002.09
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)	435,277.96	0.00	0.00	435,277.96
	<hr/>	<hr/>	<hr/>	<hr/>
Subtotal Equity	4,708,865.11	0.00	0.00	4,708,865.11
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES & EQUITY	5,518,867.20	0.00	0.00	5,518,867.20
	=====	=====	=====	=====

## Four Colonies Homes Association

Income/Expense 10/1-10/31/2021

Account	Description	Current Actual	Year-To-Date Actual
<b>INCOME:</b>			
33000	Administrative & Common Area	102,706.17	1,027,061.70
33010	Reserves - Roof Replacement	15,999.50	159,995.00
33020	Roof Repair	1,875.00	18,750.00
33030	Gutters	3,188.12	31,881.20
33031	Gutter Repair	833.33	8,333.30
33040	Paint - Homes	16,153.32	161,533.20
33050	Paint/Roof - Garage	261.68	2,616.80
33060	Paint/Roof - Carport	530.35	5,303.50
33070	Light Credit	(3.50)	(35.00)
34000	Clubhouse Rentals	700.00	5,350.00
34010	Clarion	30.00	1,130.00
34020	Interest-Regular	10.23	5,702.73
34022	Major Improvements Interest	44.35	6,344.37
34030	Misc. Other	0.00	585.94
34040	Misc. Owner Income	0.00	15.00
34045	Income Pool Cards	0.00	940.00
	Subtotal Income	142,328.55	1,435,507.74
 <b>EXPENSES</b>			
General & Administrative			
50011	Payroll	26,128.42	208,181.71
50021	Accounting Fees	237.95	2,354.50
50031	Annual Audit/Tax Prep	0.00	6,600.00
50040	Web Page Maintenance	25.00	535.54
50041	Computer	27.40	546.80
50051	Copier Expense	153.10	1,657.52
50061	Collection Expense (Del Due)	101.00	(138.31)
50071	Insurance	0.00	27,166.40
50091	Legal	0.00	2,337.37
50111	Office Materials/Supplies	207.31	3,226.39
50112	Annual Meeting	0.00	1,382.85
50131	Postage	0.00	553.70
50141	Security Alarm	0.00	5,044.75
50151	Professional Services	435.68	3,382.83
50161	Taxes (corporate income)	0.00	2,797.00
50171	Taxes-other(property/licenses)	0.00	774.73
50231	Office Telephone	273.59	3,179.00
50232	Communication Expense	0.00	469.85
	General & Administrative	27,589.45	270,052.63

<b>Account</b>	<b>Description</b>	<b>Current Actual</b>	<b>Year-To-Date Actual</b>
Common Area Maintenance			
51032	Contract - Trash	8,825.52	87,457.62
51041	Pool Security Services	106.42	3,591.22
51042	Contract - Pool	0.00	35,645.71
51043	Keri System (Pools)	185.20	7,202.14
51051	Optional Lawn Service	0.00	135.00
51052	Contract - Lawn	14,162.50	141,950.00
51053	Yard Waste Pick Up	1,376.97	9,638.79
51055	Entrance/Clubhouse Seasonal	163.02	1,294.98
51062	Contract Tree Trimming	0.00	19,900.00
51063	Tree Maintenance	1,000.00	29,750.00
51072	Snow Removal/Chemicals	0.00	21,640.50
51082	Pool Maintenance/Improvements	0.00	7,189.18
51092	Grounds Improvements	220.93	1,231.60
51095	Public Relations	0.00	1,613.98
51103	Clubhouse/Pool Furniture	0.00	1,306.17
51115	Common Facilities Maintenance	2,646.58	21,909.99
51116	Termite Treatment Clubhouses	0.00	1,131.93
51122	Concrete Repair	15.29	15.29
51123	Common Area Seeding/Turf Rep	248.10	1,509.28
51142	Utilities	7,115.53	44,577.93
51152	Truck Maintenance/Golf Cart	332.13	3,309.31
51153	Purchase New Truck	774.27	7,742.70
51162	Tools/Equip/Supplies	0.00	295.54
	Common Area Maintenance	<u>37,172.46</u>	<u>450,038.86</u>
Residential Maintenance			
52013	Paint Homes	38,200.00	166,050.00
52034	Paint Residential Fences	6,190.00	30,026.00
52043	Residential-Roof Repairs	1,078.00	3,969.00
52053	Gutter -Repairs	744.00	6,420.00
	Residential Maintenance	<u>46,212.00</u>	<u>206,465.00</u>
Major Improvements/Repair			
53016	Storm Drain Expense	0.00	21,000.00
53024	Retaining Wall Replacement	0.00	25,000.00
53037	Erosion	0.00	1,212.01
53056	Outdoor Basketball Court	22,500.00	22,500.00
53095	Clubhouse Improvement Project	0.00	179.01
53096	Repair/Restoration Pool 3	0.00	3,782.27
	Major Improvements/Repai	<u>22,500.00</u>	<u>73,673.29</u>
Reserves			
	Reserves	<u>0.00</u>	<u>0.00</u>
	TOTAL EXPENSES	133,473.91	1,000,229.78
	Current Year Net Income/(loss	8,854.64	435,277.96
		=====	=====



DECEMBER 2021

**JOYCE ZIBRO**

Your Real Estate Specialist  
since 1976  
Four Colonies Resident  
since 1973



### **LOW INVENTORY ENTERING DECEMBER**

Only two Four Colonies properties are listed for sale in Heartland MLS as the December Clarion goes to press on November 23rd: Both are Chalet plan 3 bedroom, 2.5 baths, two-stories with double attached garage. Priced at \$200,000 and \$249,000 .

### **OCTOBER 26 - NOVEMBER 23 - FOUR PROPERTIES SOLD**

All four properties came on the market and went under contract during this time. The four are: a Manor III three story 3 , bedroom, 2 full and 2 half baths, and carport, listed at \$190,000 and three free-standing Garden View homes : a Chatham 1.5 story, 3 bedroom, 2.5 bath with double garage, listed at \$205,000; a Bedford 3 bedroom, 3 bath ranch with finished basement and double garage, listed at \$279,900, and a large, (3,107 finished sq feet per county), 3 bedroom, 3 .5 bath 1.5 story with finished basement and double garage, listed at \$339,900.

### **INTEREST RATES REMAIN LOW**

Mortgage interest rates remain historically low. 30 year fixed rate is at approximately 3% as the Clarion goes to press.

### **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. One of the Four Colonies properties that went under contract in November had 22 offers the first 2 days on the market !

**JOYOUS MERRY CHRISTMAS!  
HAPPY HANUKKAH!**



**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**

**If I had a dollar for every girl  
that found me unattractive,  
they'd eventually find me very attractive.**

Amanda Craig



Wildlife Biologist

**Frontier Trapper**

Missouri & Kansas

**816-914-8660**

[amanda@frontiertrapper.com](mailto:amanda@frontiertrapper.com)

# DECEMBER 2021

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3 <i>Le Peep Coffee 9:00am</i>	4
5	6	7	8 BOOK CLUB 	9	10 <i>Le Peep Coffee 9:00am</i>	11
12 	13 YARD WASTE PICK UP	14	15	16 CLARION DEADLINE	17 <i>Le Peep Coffee 9:00am</i>	18 RENTAL CH 1
19	20 BOARD MEEING 5:45 PM	21 BUNKO	22	23 OFFICE CLOSED	24 RENTAL CH 3 OFFICE CLOSED	25 CHRISTMAS RENTAL CH 1 RENTAL CH 3
26 RENTAL CH 3	27	28	29 RENTAL CH 1	30	31 RENTAL CH 3 OFFICE CLOSED	

# JANUARY 2021

SUN	MON	TUE	WED	THU	FRI	SAT
						1 NEW YEARS
2	3	4	5	6	7 <i>Le Peep Coffee 9:00am</i>	8
9	10	11	12 NO BOOK CLUB	13	14 <i>Le Peep Coffee 9:00am</i>	15

NEXT BOARD MEETING December 20, 2021