

The Clarion

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

VOLUME 11, ISSUE 12

DECEMBER 2022

SPECIAL POINTS OF INTEREST

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President's Message December 2022

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The holidays are here and the Four Colonies Board and Staff wish you all the best for your upcoming gatherings with families and friends.

Paint Colors

At the November Board of Directors meeting, the Paint Committee presented its selection of house, trim and door colors for the six-year paint cycle that starts in 2023.

The colors will be approved at the December meeting of the Board of Directors. Prior to that meeting, homeowners are requested to view the color choices now on display at the office's front window. Please let us know your thoughts on the colors by emailing the office. Your responses will be factored into the Board's decision at its next meeting.

Pride and Property

The Board continues to struggle with how best to address the few properties that need repairs or ground maintenance. Homeowners of these sites have received letters from our Pride and Property team alerting them to the areas that need attention.

If financing such repairs is an issue homeowners can reach out to county and state services that could help. Two such organizations are:

<https://www.jocogov.org/department/aging-and-human-services>

<https://kshousingcorp.org/kansas-homeowner-assistance-fund/>

Because fences appear to be the most common issue that needs work, there are volunteers in Four Colonies who can possibly repair them. These volunteers will determine if they are capable of fixing the fence. The labor would be free and the homeowner would pay for the materials needed.

If you wish to volunteer for this group please contact the office. Homeowners also should call the office if want a volunteer to assess their fence.

ENJOY THE HOLIDAYS!

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

Bob Burgdorfer
President, Four Colonies Homes Association

MANAGER'S REPORT

Harold and Alan have Christmas lights and decorations installed and ready to turn on starting the night before Thanksgiving at all 3 clubhouses.

Nineteen areas of concrete repairs on sidewalks were completed and we have 20 more marked for early 2023.

Phillips Paving is trying to get curb work completed by Wednesday in Colonies 3 & 4.

**PICTURES WITH SANTA
DECEMBER 11, 2022
CLUBHOUSE 3
1-3 PM**



FOUR COLONIES' BOOK CLUB SELECTIONS 2022-23



Second Wednesday: Social – 7 p.m.; Book Discussion – 7:30 p.m.

Date	Book Title	Author	Book Type	Reviewer/ Host
December 7	Carsick	John Waters Humorous Memoire	The author hitchhikes across America braving lonely roads and treacherous drivers.	Julie Messplay
January 2023	No meeting			
February 1	Thunderstruck	Erik Larsen History	Stories of two men whose lives intersect during one of the greatest criminal cases of all time and a seemingly supernatural means of communication.	Susan Richardson
March 1	The Fifties; An Underground History	James R. Gaines Cultural/ Non-fiction	Bold and original argument that upends the myth of the Fifties as a decade of conformity	Vicki Space
April 5	Flight Girls	Noelle Salazar Historical Romance	Stunning story about Women Airforce Service Pilots whose courage during World War II turned ordinary women into extraordinary heroes	Larry Smith
May 3	The Day the World Came to Town	Jim DeFede Cultural/ non-fiction	Story of Americans who land at Gander Airport in Canada on 9/11 and their interactions with the welcoming locals.	Carole Howe
June 7	A Gentleman from Moscow	Amor Towles Historical/cultural fiction	Transporting novel about a man who is ordered to spend the rest of his life inside a luxury hotel across from the kremlin during a tumultuous time	TBA
July 2021	No meeting			
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!!!			

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**

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

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

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

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

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

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

SIGN UP NOW FOR ELECTRONIC DUES PAYMENT

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

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

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

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

REMINDER

Everyone needs to pick up after their pets.

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

IN THE KNOW

Communication for the Four Colonies Community

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

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

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

Name _____

E-Mail Address _____

Phone # _____

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

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

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

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

OBSERVED HOLIDAY

NEW YEARS DAY

MEMORIAL DAY

INDEPENDENCE DAY

LABOR DAY

THANKSGIVING DAY

CHRISTMAS DAY

**Should one of the above holidays
 fall on your**

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

ALL OTHER HOLIDAYS THERE WILL BE

NORMAL PICKUP SERVICE.

PARKING REMINDERS

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

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

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

FOUR COLONIES HOMES ASSOCIATION

REGULAR BOARD MEETING MINUTE

October 17, 2022

MEETING CONDUCTED BY COMPUTER THROUGH ZOOM PROGRAM

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, Evie Kowalewski, Gregory Wright	

The Homeowner’s Forum started at 5:45 p.m. There were 3 homeowners present. The following topics were discussed: fire alarms.

President Bob Burgdorfer called the Regular Board Meeting of October 17, 2022, to order at 6:00 p.m. A quorum was present. The meeting was conducted through zoom as a virtual meeting.

Ms. Guion made the motion to accept September 19, 2022, Regular Board Meeting minutes as written. Ms. Khan-McKibben 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 that the concrete for the curb work needed to be to be upgraded. This would increase the street work bid by \$17,300.00. Discussion followed. Mr. Burgdorfer made the motion to increase the street work bid by \$17,300.00 and to approve doing the curb portion of the Street work in 2022 in the amount of \$88,023.38. Ms. Weishaar seconded. The motion passed. **(Vote #2)**

Finance- There was no report.

Grounds- Ms. Bearden reported that irrigation has been added to 83rd street. Mr. Williams reported that the final Pride in Property letters had been sent out.

Social – Ms. Khan-McKibben that the committee is working on plans for a Christmas gathering.

Long Range Planning Committee - There was no report.

The Board went into Executive Session at 6:25 pm.

The Board returned from Executive Session at 6:40 pm. Mr. Burgdorfer made the motion to approve the office Manager to work remotely one day a week with a 90-day review. This would depend on workload and scheduling and coordinate with the bookkeeper schedule. This will be review in 3 months to determine suitability. This schedule will also need to be review ahead and during the busy summer months and pool season. Ms. Weishaar seconded. The motion passed. **(Vote #3)**

Ms. Weishaar made the motion to adjourn, seconded by Ms. Guion. The meeting adjourned at 6:45p.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	Y	Y	Y						
Sara Hurley	-	-	-						
Linda Khan-McKibben	A	Y	Y						
Evie Kowalewski	-	-	-						
Stefanie Weishaar	Y	Y	Y						
David Williams	Y	Y	Y						
Gregory Wright	-	-	-						
Bob Burgdorfer	Y	Y	Y						

A = Abstain Y = Yes N = No

BOARD OF DIRECTORS VOTING RECORD
FOR THE –October 17, 2022 MEETING

Four Colonies Homes Association

Balance Sheet 10-31-22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
10100 Petty Cash	500.00			500.00
10200 National BK of KC Operating CH	966,340.01			966,340.01
10209 First Interstate Bank		247,917.95		247,917.95
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	141,160.59			141,160.59
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		256,596.24		256,596.24
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)
	-----	-----	-----	-----
TOTAL ASSETS	1,063,272.14	1,018,600.70	3,073,080.65	5,154,953.49
	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
20510 Accrued Income Tax	757.00			757.00
21286 Note Payable Ford 2020 Truck	20,208.32			20,208.32
22250 Prepaid Homeowner Dues	22,056.03			22,056.03
22260 Accrued Payroll	9,195.53			9,195.53
22300 Clubhouse Deposits	4,475.00			4,475.00
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
	-----	-----	-----	-----
Subtotal Current Liability	1,073,062.16	0.00	0.00	1,073,062.16
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	2,946,963.14			2,946,963.14
Current Year Net Income/(Loss)	(388,325.13)	0.00	0.00	(388,325.13)
	-----	-----	-----	-----
Subtotal Equity	4,081,891.33	0.00	0.00	4,081,891.33
	-----	-----	-----	-----
TOTAL LIABILITIES & EQUITY	5,154,953.49	0.00	0.00	5,154,953.49
	=====	=====	=====	=====

Four Colonies Homes Association

Income/Expense 10-1-22-10-31-22

Account	Description	Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	105,786.24	1,057,862.40
33010	Reserves - Roof Replacement	16,534.62	165,346.20
33020	Roof Repair	1,875.00	18,750.00
33030	Gutters	3,309.38	33,093.80
33031	Gutter Repair	833.33	8,333.30
33040	Paint - Homes	16,639.32	166,393.20
33050	Paint/Roof - Garage	269.53	2,695.30
33060	Paint/Roof - Carport	546.59	5,465.90
33070	Light Credit	(3.50)	(35.00)
34000	Clubhouse Rentals	1,200.00	8,300.00
34010	Clarion	0.00	960.00
34020	Interest-Regular	474.96	1,063.85
34022	Major Improvements Interest	288.20	1,190.70
34030	Misc. Other	12.00	195.63
34040	Misc. Owner Income	30.00	75.00
34045	Income Pool Cards	0.00	890.00
34050	Collection Income	900.00	1,250.00
	Subtotal Income	148,695.67	1,471,830.28
EXPENSES			
General & Administrative			
50011	Payroll	18,799.33	213,220.72
50021	Accounting Fees	237.95	2,379.50
50031	Annual Audit/Tax Prep	0.00	2,650.00
50040	Web Page Maintenance	37.50	435.40
50041	Computer	54.68	6,141.07
50051	Copier Expense	153.10	1,755.20
50061	Collection Expense (Del Due)	900.00	1,537.07
50071	Insurance	0.00	28,298.16
50091	Legal	(220.00)	921.50
50111	Office Materials/Supplies	1,524.36	3,409.37
50112	Annual Meeting	0.00	2,320.19
50131	Postage	0.00	300.16
50141	Security Alarm	0.00	5,024.96
50151	Professional Services	430.69	3,444.86
50161	Taxes (corporate income)	0.00	4,657.00
50171	Taxes-other(property/licenses)	0.00	654.45
50231	Office Telephone	274.93	2,667.91
50232	Communication Expense	0.00	163.91
50242	Service Charges	30.00	30.00
	General & Administrative	22,222.54	280,011.43

	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51012 Clubhouse Cleaning	0.00	458.40
51032 Contract - Trash	7,535.24	87,003.57
51041 Pool Security Services	1,052.80	2,688.00
51042 Contract - Pool	0.00	37,364.85
51043 Keri System (Pools)	185.20	6,254.33
51051 Optional Lawn Service	1,490.00	4,973.00
51052 Contract - Lawn	14,700.00	147,000.00
51053 Yard Waste Pick Up	1,428.61	10,000.27
51055 Entrance/Clubhouse Seasonal	0.00	1,167.57
51062 Contract Tree Trimming	0.00	19,900.00
51063 Tree Maintenance	0.00	35,450.00
51072 Snow Removal/Chemicals	0.00	25,943.75
51082 Pool Maintenance/Improvements	0.00	5,468.61
51092 Grounds Improvements	0.00	756.65
51095 Public Relations	0.00	2,364.23
51115 Common Facilities Maintenance	1,928.39	56,260.10
51116 Termite Treatment Clubhouses	0.00	1,131.93
51123 Common Area Seeding/Turf Rep	2,316.81	3,790.61
51142 Utilities	8,018.51	53,417.68
51152 Truck Maintenance/Golf Cart	670.53	5,456.43
51153 Purchase New Truck	774.27	7,742.70
51162 Tools/Equip/Supplies	0.00	291.03
	<hr/>	<hr/>
Common Area Maintenance	40,100.36	514,883.71
Residential Maintenance		
52013 Paint Homes	0.00	161,624.00
52023 Paint - Garage	0.00	3,404.00
52033 Paint - Carport	750.00	2,545.00
52034 Paint Residential Fences	0.00	43,416.00
52043 Residential-Roof Repairs	2,372.00	15,847.00
52053 Gutter -Repairs	685.65	8,522.94
	<hr/>	<hr/>
Residential Maintenance	3,807.65	235,358.94
Major Improvements/Repair		
53014 Street Repair	0.00	742,726.59
53024 Retaining Wall Replacement	0.00	25,000.00
53033 Tree Replacement	3,393.47	3,393.47
53037 Erosion	7,632.00	30,383.68
53056 Outdoor Basketball Court	58.75	3,308.96
53092 Paint Exterior Clubhouses	0.00	22,500.00
53095 Clubhouse Improvement Project	0.00	2,588.63
	<hr/>	<hr/>
Major Improvements/Repai	11,084.22	829,901.33
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
TOTAL EXPENSES	77,214.77	1,860,155.41
Current Year Net Income/(loss)	71,480.90	(388,325.13)
	=====	=====



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



THREE PROPERTIES ON THE MARKET

The only three properties on the market as the Clarion goes to press on Dec 1st; a free-standing 3 bedroom, 2.1 bath Garden View ranch listed at \$250,000; a 2 bedroom, 2.1 bath two-story with carport listed at \$175,000, and a Bedford plan Garden View ranch 2 bedroom, 2+ bath and a finished basement with additional non conforming bedrooms listed at \$283,000. The Garden View ranch was previously under contract but recently has come back on the market.

THREE PRE-MLS PROPERTIES LISTED

The following two properties are expected to be active in MLS the first week of December: a 3 bedroom, 2.1 bath split-level Chateau half duplex with single garage, \$220,000; a 3 bedroom, 3.1 bath free-standing Garden View home with finished basement and 2 car garage, \$280,000. The third property is a free-standing Garden Villa II, 3 bedroom, 2 bath, ranch that is expected to be active in MLS in mid January. This plan has an inviting open feeling with sliding glass doors in all 3 bedrooms which open onto one of the three patios. The Seller will be offering a \$10,000 decorating allowance at the listing price of \$240,000.

TWO PROPERTIES SELL OCT 25 TO DEC 1

The following two properties went under contract between October 25th and December 1st. A 3 bedroom, 2.1 bath Garden View II ranch with a finished basement and 2 car garage listed at \$255,000. The second property is a Bristol plan 3 bedroom, 3 bath, story & 1/2 side-to-side split free-standing Garden View home listed at \$299,000.

**My Re/Max colleague Deb Staley and I wish you all
 a Merry Christmas and a Happy Hanukkah!!**

JOYCE ZIBRO
RE/MAX REALTY SUBURBAN

913-645-9144

JoyceZibro@remax.net

www.JoyceZibro.com

Deb Staley 816-694-0031

Deb.Staley@remax.net






**A-1 Van's
Gutter - Cleaning
Dennis Van Maanen
913-209-5099**

**PICTURES WITH SANTA
DECEMBER 11, 2022
CLUBHOUSE 3
1-3 PM**


**REMINDER
FOUR COLONIES HOMEOWNERS**

**The homes in Four Colonies are not condos.
Four Colonies is a PUD development.
The homes in Four Colonies are individually owned and all
homeowners need full homeowner's insurance coverage.
Four Colonies has insurance on the common areas only**

DECEMBER 2022

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2 <i>Sunrise Coffee 9:00am</i>	3 RENTAL CH 1
4 RENTAL CH 1	5	6	7 Book Club 	8	9 <i>Sunrise Coffee 9:00am</i>	10 RENTAL CH 1
11 PICTURES WITH SANTA CH3 12-3 PM 	12 YARD WASTE PICK UP	13	14	15 CLARION DEADLINE	16 <i>Sunrise Coffee 9:00am</i>	17 RENTAL CH 1
18 RENTAL CH 1 RENTAL CH 3	19 BOARD MEETING CH3 5:45 PM	20 BUNCO	21	22	23 OFFICE CLOSED <i>Sunrise Coffee 9:00am</i>	24 RENTAL CH 3
25 CHRISTMAS DAY RENTAL CH 1 RENTAL CH 3 	26 OFFICE CLOSED	27	28	29	30 <i>Sunrise Coffee 9:00am</i>	31 RENTAL CH 3

JANUARY 2023

SUN	MON	TUE	WED	THU	FRI	SAT
1 NEW YEARS DAY RENTAL CH 3 	2 OFFICE CLOSED	3	4	5	6 <i>Sunrise Coffee 9:00am</i>	7
8	9	10	11	12	13 <i>Sunrise Coffee 9:00am</i>	14
15	16 BOARD MEETING CH3 5:45 PM	17	18	19 CLARION DEADLINE	20 <i>Sunrise Coffee 9:00am</i>	21

NEXT BOARD MEETING DECEMBER 19, 2022