

FOUR COLONIES  
HOMES ASSOCIATION

A WELCOMING COMMUNITY  
WITH PRIDE IN  
OUR PROPERTY

**SPECIAL POINTS  
OF INTEREST**

Book Club - 3

Yard Waste Schedule - 6

**INSIDE  
THIS  
ISSUE**

President's Message

Financials

Calendar

Advertisements

# The Clarion

VOLUME 15, ISSUE 12

DECEMBER 2023



# President's Message DECEMBER 2023

Wishing everyone a Happy Holidays as we enjoy time with family, friends, and neighbors this holiday season.

The second special meeting regarding dues increases for 2024 was held and we were able to meet the quorum requirements for a valid meeting. Although we had 221 in attendance/proxy votes with 117 yes and 104 no, we did not meet the 2/3<sup>rd</sup> percentage to pass the dues increases. It was disappointing that in a neighborhood with 681 homes, we only had 221 residents participate in this vote. While we understand the apprehension by many for the special dues increase next year, the limitation will impact the neighborhood finances and make it difficult to sustain even basic functions in the future. The Board has streamlined the budget for 2024 and we will do our best in managing what we have available. We will be overbudget for 2024 and must pull from reserves which will limit improvements within the neighborhood.

I encourage all residents to attend Board meetings and become active in the neighborhood this coming year. During the special meetings it was apparent that too often rumors and misinformation spread between neighbors. If you have a question or concerns, please reach out to a board member or the office.  
Have a safe and Happy New Year!

Stefanie Weishaar





## FOUR COLONIES' BOOK CLUB SELECTIONS 2023-2024

First Wednesday of the month, Clubhouse 3, 7 p.m.



Date	Book Title	Author	Book Type	Reviewer/Host
October 4, 2023	Mad Honey	Jodi Picoult Finney Boylan (Courtroom drama)	A riveting novel of suspense, an unforgettable love story, and a moving and powerful exploration of the secrets we keep and the risks we take in order to become ourselves.	Rebecca Reagan
November 1	Lessons in Chemistry	Bonnie Garmus (Humorous Novel about changing values)	A woman who has been banished to the home front turns it into a staging ground for a revolution; a novel about women's lives, careers, and struggle for empowerment in the late 50s and early 60s.	Susan Richardson
December 6	The Answer Is...	Alex Trebek (Memoire)	<b>Alex Trebek</b> is the one providing the <b>answers</b> and questions in a new memoir about the ever-steady Jeopardy! Host.	Julie Messplay
January 2024	No meeting			
February 1	A Lesson before Dying	Ernest Gains (Historical Fiction)	Based on the true story of Willie Francis, a young Black American man best known for surviving a failed electrocution in the state of Louisiana in 1946.	Carole Howe
March 6	The 57 Bus	Daska Slater (True Crime)	A True Story of Two Teenagers and the Crime That Changed Their Lives	Larry Smith
April 3	Countdown to Dallas	Paul Brandus (History)	Novel that tracks the backgrounds of Kennedy and Oswald, the era in which they lived, and the circumstances that brought them together in Dallas.	TBA
May 1	Necessary Trouble	Drew Gilpin Faust (Coming-of-age Memoire)	A coming-of-age narrative of a sensitive young woman—raised in a conservative white family of privilege —whose growing awareness of the suffocating conventions of gender gradually awakens her to the inequities of race.	Vickie Space
June 5	Crack in Creation -Gene Editing and the Unthinkable...	Jennifer Douda (Bioethics; science)	Describes the author's journey as a scientist to putting all of the pieces together that allow gene editing with CRISPR tools.	TBA
July 2024	No meeting			
August 7	Finding Nouf	Zoe Ferrais (Mystery)	A Palestinian P.I. investigates the death of a Saudi teenager in a mystery that offers “a fascinating glimpse into the workings...of <b>Saudi</b> society” .	TBA
September 4	Select books for next year and party!!!			



## JOIN US FOR GAMES

When: **ENJOY YOUR HOLIDAY!! WE WILL RESUME IN JANUARY!!**

Where: **Clubhouse 3**

Gather your Four Colonies friends and bring cards, tiles, or board games to enjoy. Cribbage anyone? Novice or expert, all are welcome.

Please RSVP to [nancyjo4853@gmail.com](mailto:nancyjo4853@gmail.com)

When: **ENJOY YOUR HOLIDAY!! WE WILL RESUME IN JANUARY!!**

Where: **Clubhouse 3**

White Elephant BINGO. Bring a new or gently used family friendly item and receive a Bingo card. Winners can choose from items or in true white elephant fashion take a prize already claimed. Join the fun with you Four Colonies friends.

Please RSVP to [nancyjo4853@gmail.com](mailto:nancyjo4853@gmail.com)

# Fence Menders – Volunteers Needed

We are Fence Menders and we rely on volunteers to repair rotten or fallen fences in Four Colonies for homeowners who cannot afford to or are physically unable make the repairs.

If you are handy with tools or want to develop such skills join us and help out your neighbors. Most of the work we do is in the evening or on weekends. If you are retired, we can work during the week as well. For these jobs our labor is free, but the homeowner must pay for the needed materials. To be clear, we do not build new fences or replace existing ones, we leave that to the professionals. We replace fallen or rotten slats and replace damaged stringers.

If you want to help or are a homeowner who needs our help email [bburgdorfer@att.net](mailto:bburgdorfer@att.net).





## 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  
October 16, 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:	Erin Hallblade

The Homeowner’s Forum started at 5:47 p.m. There were 12 homeowners present. The following topics were discussed: The interest with the bank accounts, the work truck note, and the costs of the meetings.

President Stefanie Weishaar called the Regular Board Meeting of October 16, 2023 to order at 6:01 p.m. A quorum was present.

Mr. Burgdorfer made the motion to accept the September 18, 2023, Regular Board Meeting minutes as written, with no corrections. Ms. Khan-McKibben seconded, and the motion passed. **(Vote #1)**

**COMMITTEE REPORTS:**

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

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

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

**COMMITTEE REPORTS:**

**Architectural Review** – Ms. Weishaar made the motion to extend the paint cycle to seven years. Ms. Guion seconded the vote. **(Vote#2)**

**Common Facilities** – Mr. Burgdorfer will be looking at the possibility of a new underwater lighting system for the pools and the repair of the tennis courts.

**Finance**-Ms. Knisely reported that the budget would be determined by the outcome of the votes from the special meeting.

**Grounds**– There was no report.

**Social** – There was no report.

**Long Range Planning Committee** - Mr. Burgdorfer spoke about security, lighting of the pools, CH3 tennis courts and pickleball courts renovations. Discussion followed.

The Board went into Executive Session at 6:12 pm.

The Board returned from Executive Session at 6:45 pm.

Ms. Weishaar made a motion to adjourn the meeting. The motion was seconded by Ms. Knisely. **(Vote #3)**

The meeting adjourned at 6:47 pm.

The special meeting began at 7:30 pm. A presentation was made by the Board about the 7% dues increase, and the residents followed with discussion. The meeting adjourned at 8:45 pm.

Respectfully Submitted By:

\_\_\_\_\_  
 Nancy Bunn, Secretary

Approved On

Board Member	1	2	3	4	5	6	7	8	9
Debbie Bearden	Y	Y	Y						
Nancy Bunn	Y	Y	Y						
Bob Burgdorfer	Y	Y	Y						
Amy Guion	Y	Y	Y						
Linda Khan-McKibben	Y	Y	Y						
Kelly Knisely	Y	Y	Y						
David Williams	Y	Y	Y						
Richard Schneider	Y	Y	Y						
Stefanie Weishaar	Y	Y	Y						

A = Abstain      Y = Yes      N = No  
 BOARD OF DIRECTORS VOTING RECORD  
 FOR THE –OCTOBER 16, 2023, MEETING

# Four Colonies Homes Association

## Balance Sheet

As of 10/31/23

Account	Description	Operating	Reserves	Other
<b>ASSETS</b>				
10100	Petty Cash	500.00		500.00
10200	National BK of KC Operating CH	911,448.97		911,448.97
10209	First Interstate Bank		248,824.18	248,824.18
10210	United Missouri Bank		253,829.69	253,829.69
10212	Bank Of Labor 1		157,292.06	157,292.06
12000	Unit Dues Receivable	167,831.14		167,831.14
12100	Accrued Interest Receivable	839.89		839.89
12400	Allowance for Delinquent Dues	(93,241.50)		(93,241.50)
12800	Prepaid Insurance	17,465.08		17,465.08
12825	Prepaid Income taxes	2,667.00		2,667.00
15257	Bank Of Labor 2		116,690.12	116,690.12
15263	Fidelity Bank Reserve		259,490.96	259,490.96
17100	Improvements			3,657,140.26
17200	Clubhouse			438,600.00
17300	Clubhouse Improvements			237,114.25
17400	Trucks/Equipment			48,267.43
17500	Furniture/Appliances			8,022.41
17600	Pool			394,641.43
17700	Computers			6,934.05
17800	Land			913,175.69
18100	Accum Depreciation			(1,857,155.26)
	<b>TOTAL ASSETS</b>	<u>1,007,510.58</u>	<u>1,036,127.01</u>	<u>3,846,740.26</u>
		=====	=====	=====
<b>LIABILITIES &amp; EQUITY</b>				
<b>CURRENT LIABILITIES:</b>				
21286	Note Payable Ford 2020 Truck	11,412.79		11,412.79
22250	Prepaid Homeowner Dues	26,867.90		26,867.90
22260	Accrued Payroll	8,603.20		8,603.20
22300	Clubhouse Deposits	2,025.00		2,025.00
23100	Contract Liabilities - Roofs	1,002,007.44		1,002,007.44
23120	Contract Liabilities - Gutters	204,833.02		204,833.02
23130	Contract Liability - Painting	47,891.12		47,891.12
	<b>Subtotal Current Liab.</b>	<u>1,303,640.47</u>	<u>0.00</u>	<u>1,303,640.47</u>
<b>EQUITY:</b>				
26500	Designated Capital	1,026,996.12		1,026,996.12
27500	Additional Pd - In Capital	496,257.20		496,257.20
28000	Retained Earnings-prior years	3,124,035.88		3,124,035.88
	Current Year Net Income/(Loss)	(60,551.82)	0.00	0.00
	<b>Subtotal Equity</b>	<u>4,586,737.38</u>	<u>0.00</u>	<u>4,586,737.38</u>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>5,890,377.85</u>	<u>0.00</u>	<u>5,890,377.85</u>
		=====	=====	=====

## Four Colonies Homes Association

Income/Expense  
Statement

Period: 10/01/23  
to 10/31/23

Account	Description		
---------	-------------	--	--

### INCOME:

33000	Administrative & Common Area	108,956.44	1,089,564.40
33010	Reserves - Roof Replacement	17,086.37	170,863.70
33020	Roof Repair	1,875.00	18,750.00
33030	Gutters	3,432.40	34,324.00
33031	Gutter Repair	833.33	8,333.30
33040	Paint - Homes	17,138.12	171,381.20
33050	Paint/Roof - Garage	277.60	2,776.00
33060	Paint/Roof - Carport	562.89	5,628.90
33070	Light Credit	(3.50)	(35.00)
34000	Clubhouse Rentals	350.00	6,800.00
34010	Clarion	170.00	1,310.00
34020	Interest-Regular	1,132.07	11,074.80
34022	Major Improvements Interest	345.82	9,130.89
34030	Misc. Other	0.00	326.84
34040	Misc. Owner Income	0.00	225.00
34045	Income Pool Cards	0.00	970.00
34050	Collection Income	0.00	900.00
	Subtotal Income	152,156.54	1,532,324.03

### EXPENSES

#### General & Administrative

50011	Payroll	19,560.24	223,915.72
50021	Accounting Fees	237.95	2,379.50
50031	Annual Audit/Tax Prep	0.00	8,960.00
50040	Web Page Maintenance	25.00	490.90
50041	Computer	174.96	2,976.99
50051	Copier Expense	0.00	1,912.90
50061	Collection Expense (Del Due)	0.00	1,578.63
50071	Insurance	50.00	29,808.63
50091	Legal	620.00	(182.35)
50111	Office Materials/Supplies	227.76	4,204.78
50112	Annual Meeting	162.08	4,004.99
50131	Postage	0.00	483.77
50141	Security Alarm	0.00	5,280.40
50151	Professional Services	354.88	3,582.80
50161	Taxes (corporate income)	0.00	3,773.73
50171	Taxes-other(property/licenses)	0.00	560.21
50191	Office Equipment - Misc.	0.00	98.40
50231	Office Telephone	278.50	2,777.22
50242	Service Charges	0.00	60.00
	General & Administrative	21,691.37	296,667.22

Common Area Maintenance		
51032 Contract - Trash	11,027.07	94,444.20
51041 Pool Security Services	0.00	3,996.05
51042 Contract - Pool	0.00	35,984.58
51043 Keri System (Pools)	185.20	11,225.48
51051 Optional Lawn Service	570.00	6,318.00
51052 Contract - Lawn	14,700.00	147,000.00
51053 Yard Waste Pick Up	0.00	7,388.84
51055 Entrance/Clubhouse Seasonal	0.00	1,207.70
51062 Contract Tree Trimming	0.00	24,000.00
51063 Tree Maintenance	0.00	153,300.00
51072 Snow Removal/Chemicals	0.00	14,930.00
51082 Pool Maintenance/Improvements	0.00	9,798.17
51092 Grounds Improvements	79.36	1,018.80
51095 Public Relations	0.00	1,936.42
51103 Clubhouse/Pool Furniture	0.00	774.99
51115 Common Facilities Maintenance	(4,739.98)	3,441.93
51116 Termite Treatment Clubhouses	0.00	1,245.15
51122 Concrete Repair	0.00	31,400.00
51123 Common Area Seeding/Turf Rep	2,668.73	3,518.47
51142 Utilities	5,586.53	47,793.53
51152 Truck Maintenance/Golf Cart	422.46	10,580.48
51153 Purchase New Truck	774.27	7,742.70
51162 Tools/Equip/Supplies	49.86	1,849.11
51172 Miscellaneous	0.00	107.12
	<hr/>	<hr/>
Common Area Maintenance	31,323.50	621,001.72
Residential Maintenance		
52013 Paint Homes	34,150.00	237,000.00
52023 Paint - Garage	0.00	1,100.00
52033 Paint - Carport	1,500.00	5,900.00
52034 Paint Residential Fences	3,093.00	33,198.00
52043 Residential-Roof Repairs	2,941.00	6,990.00
52053 Gutter -Repairs	517.00	8,543.39
	<hr/>	<hr/>
Residential Maintenance	42,201.00	292,731.39
Major Improvements/Repair		
53014 Street Repair	15,674.50	351,708.00
53016 Storm Drain Expense	4,950.00	4,950.00
53024 Retaining Wall Replacement	0.00	20,000.00
53037 Erosion	177.23	4,848.23
53095 Clubhouse Improvement Project	0.00	969.29
	<hr/>	<hr/>
Major Improvements/Repai	20,801.73	382,475.52
Reserves		
54012 Street Reserve	(14,254.50)	0.00
	<hr/>	<hr/>
Reserves	(14,254.50)	0.00
TOTAL EXPENSES	101,763.10	1,592,875.85
Current Year Net Income/(loss)	50,393.44	(60,551.82)
	=====	=====

July 1<sup>st</sup> Petting Zoo

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



Deb and Joyce

Here are the latest updates as the Clarion goes to press on November 27, 2023.

## **TWO PROPERTIES SELL October 23rd to November 27th**

The two properties that went under contract during this period:

- Free-standing villa, Garden View, 3 bedrooms, 2 bathrooms, basement, attached 2 car garage, updated, listed for \$300,000.
- Half duplex, Chateau, 3 bedrooms, 1½ bathrooms, no basement, attached 1 car garage, listed for \$225,000.

## **NO PROPERTIES ON THE MARKET**

- There are no listings in Active status, at this time.

## **ONE PROPERTY COMING SOON**

- Free-standing villa, ranch floor plan with 2 bedrooms, 1½ bathrooms, basement, 2 car garage, \$240,000.

## **HOLIDAY SEASON**

Merry Christmas, Happy Hanukkah, and Happy Kwanzaa to all who celebrate! Joyce and Deb wish you all a wonderful holiday season and all the best for 2024

## **JOYCE ZIBRO AND DEB STANLEY**

## **RE/MAX REALTY SUBURBAN**

JOYCE ZIBRO **913-645-9144**

JoyceZibro@remax.net  
[www.JoyceZibro.com](http://www.JoyceZibro.com)

DEB STALEY **816-694-0031**

Deb.Staley@remax.net  
[www.Deb.House/fourcolonies](http://www.Deb.House/fourcolonies)



**KANSAS CITY REGIONAL HOMES, INC.**

**913-538-6900**

**JIM LINDSEY - AGENT**

**913-515-4178**

**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**

## Guess what time it is....

Yep! You guessed it! **SHOPPING SEASON!** Gifts, parties, and sales are all great! Then, what happens? The New Year's Resolutions. Yes again! You are so bright!

**WHAT IF?** Instead of looking back mid-year of 2024 and feeling disappointed for not following through with those same ole' resolutions (*if you're anything like me*), **you make 2024 THE YEAR you take control of your money by enrolling in Financial Peace University (FPU)**, a 9-week virtual group course that gets actual results!

FPU graduates pay off an average of \$5,300 in debt and save an average of \$2,700 in just 90 days!



My name is Angie *Vandeven* Kilburn, one of your neighbors at Four Colonies, and I would love for you to join my **virtual Financial Peace University class**:

**Dates:** January 9<sup>th</sup> – March 5<sup>th</sup>  
**Time:** Tuesdays from 5:30 – 7:00 p.m.  
**Where:** The comfort of your own home

I have **ten** available slots, and they fill up quickly! For details on how to get your hard-copy workbook and access code to the course, please contact me at **913.325.7050** or **[angvandevenkilburn@gmail.com](mailto:angvandevenkilburn@gmail.com)**.

**If you join before December 8, the fee is only \$64.90 per person/couple. After December 8<sup>th</sup>, the price increases to \$79.90. Included in the package:**

- Nine on-demand video lessons
- Nine weekly group discussions
- Three months of **premium access** to the EveryDollar budgeting app
- A year of financial group coaching
- Fully editable digital workbook and a hard copy workbook
- Access to additional on-demand courses and FPU for a year

You work way too hard to be this broke! ***Now*** is the time to take back control of your money, and that starts by taking **Financial Peace University**.





## AVOID MAJOR PROBLEMS

Maintain healthy gutters this winter and book with us to avoid major problems this season!

\*ASK US about our winter window cleaning specials

- ✓ **Avoid fascia damage**
- ✓ **Prevent Gutter Leakage**
- ✓ **Gutter Repairs**
- ✓ **Down Spout Clearing**

# (913) 335-0741

[ASAPwindowandgutter.com](http://ASAPwindowandgutter.com)

[Info@asapwindowandgutter.com](mailto:Info@asapwindowandgutter.com)

**BOOK NOW**



**Do you need any of the following?**

## **Exterior**

- . Painting**
- . Complete/partial siding replacement and wood rot repairs.**
- . Decks.**
- . Fences.**
- . Sun shades.**




## **Interior**

- . Painting**
- . Texture and drywall.**
- . Complete kitchen and bathroom remodel.**
- . Tile.**
- . Interior carpentry.**
- . Basements.**


**Call or text (913) 638-5516 and ask Pablo Stamati  
For a free estimate.**

**Four Colonies resident since 1999.  
References available.**

# DECEMBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
					1 I Hop Shawnee Coffee 9:00am	2 RENTAL CH3
3 RENTAL CH3 RENTAL CH1	4	5	6 Book Club  RENTAL CH1	7 HATUKKAH BEGINS 	8 I Hop Shawnee Coffee 9:00am	9
10 	11 Yard Waste	12	13 Common Facilities Meeting CH3 6:00	14 Long Range Planning CH3 6:00	15 I Hop Shawnee Coffee 9:00am	16 RENTAL CH3 RENTAL CH1
17 RENTAL CH 3 RENTAL CH1	18 BOARD MEETING CH3	19 BUNKO	20	21 CLARION DEADLINE	22 I Hop Shawnee Coffee 9:00am	23
24 RENTAL CH3 31 RENTAL CH3	25 CHRISTMAS OFFICE CLOSED 	26 OFFICE CLOSED	27	28	29 I Hop Shawnee Coffee 9:00am RENTAL CH3	30

# JANUARY 2024

SUN	MON	TUE	WED	THU	FRI	SAT
	1 NEW YEAR'S DAY OFFICE CLOSED	2	3 NO BOOK CLUB 	4	5 I Hop Shawnee Coffee 9:00am	6
7	8	9	10	11	12 I Hop Shawnee Coffee 9:00am	13
14 RENTAL CH3	15 Board Meeting CH3	16	17	18	19 I Hop Shawnee Coffee 9:00am	20

NEXT BOARD MEETING FEBRUARY 15, 2024 CLUBHOUSE 3