

The Clarion

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

VOLUME 12, ISSUE 2

FEBRUARY 2023

SPECIAL POINTS OF INTEREST

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Happy Valentine's Day

President's Message February 2023

The winter months are typically quiet in Four Colonies, which gives staff and volunteers time to prepare for the busier spring, summer and fall periods.

In January we approved the hiring of a contractor to paint this year's homes. This contractor has served us for many years and has provided excellent results.

The rest of the street paving will begin this spring and be confined to Colonies 3 and 4. That work should be done by early summer.

Board of Directors' candidates

The annual election of members to the Board of Directors will be in April. Applications for the Board are available on the website, in this addition of the Clarion and at the office. If you are interested start thinking now about applying.

The Board has achieved a lot the past few years including: paving of the streets, installing more efficient lights on the walkways, a revamped and user-friendly website, and stone retaining walls that replaced aging wooden ones.

More work needs to be done and you can be part of it—either on the Board or on one of our committees.

Trash Trucks

We continue to monitor the trash trucks that serve our community. The monitoring is to ensure the trucks stay off driveways and the new curbs.

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

Bob Burgdorfer
President, Four Colonies Homes Association

MANAGER'S REPORT

Top Care is continuing leaf removal.

KC Tree is trimming Colony 1 and removing 16 trees throughout the community that are either dead or dying. Harold is monitoring both leaf removal and tree trimming & removal

Harold & Alan have taken down all the Christmas decorations in the clubhouses and all exterior Christmas lights.

ANNUAL HOMEOWNER'S MEETING

APRIL 17, 2023

CLUBHOUSE 2

7:00 PM

**THREE BOARD MEMBERS WILL
BE ELECTED AT THIS MEETING.**

**IF YOU WOULD LIKE TO HELP GUIDE
FOUR COLONIES HOMES ASSOCIATION
CONSIDER RUNNING FOR THE BOARD OF DIRECTORS.
AN APPLICATION IS INCLUDED IN THIS CLARION ON
PAGE 3**

Application for FCHA's Board of Directors

Name: _____ Date: _____



Address: _____ Phone: _____

Briefly list your qualifications and any pertinent background information that you feel would benefit the Homes Association:

Explain why you wish to serve on the Board of Directors:

State what goals you would like the Board to accomplish:

Describe how you would assist the Board in attaining those goals:

		<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		
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!!!					

Fence Menders

Is your fence in bad shape? Slats rotten or fallen? Stringers need to be replaced? The Fence Menders may be able to help. We are a few volunteers in Four Colonies who can make such repairs. For these jobs, our labor is free, but the homeowner must supply the needed materials.

To be clear, we do not build new fences or replace existing ones, we leave that to the professionals.

If you need our help, call or email the office and they will relay your request to us. We will then meet with you to determine if the task is within our abilities.



Curbside Yard Waste Recycling Service

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

www.CompostConnection.com
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

**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
December 19 , 2022**

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: Debbie Bearden & Sara Hurley	

The Homeowner’s Forum started at 5:45 p.m. There was 1 homeowner present.

President Bob Burgdorfer called the Regular Board Meeting of December 19, 2022, to order at 6:00 p.m. A quorum was present.

Ms. Guion made the motion to accept November 21, 2022, 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 – Ms. Weishaar reported that the fence policy needed updating. The Board received copies of the changes to be made. Discussion followed.

Ms. Weishaar made the motion to update the fence specifications according to the changes presented. Ms. Khan-McKibben seconded. The motion passed. **(Vote #2)**

Common Facilities – There was no report.

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

Grounds- There was no report.

Social – Ms. Khan-McKibben reported on the picture with Santa gathering.

Long Range Planning Committee - There was no report.

Painting – Mr. Wright presented the new color pallet to the Board. Discussion followed. Mr. Wright made the motion to accept the new color pallet for the upcoming 2023 through 2028 painting seasons. Ms. Weishaar seconded. The motion passed. **(Vote #3)**

Ms. Guion made the motion to adjourn, seconded by Khan-McKibben. The meeting adjourned at 6:55 p.m.

Respectfully Submitted By:

Sara Hurley, Secretary

Approved On

Board Member	1	2	3	4	5	6	7	8	9
Debbie Bearden	-	-	-						
Amy Guion	Y	Y	Y						
Sara Hurley	-	-	-						
Linda Khan-McKibben	Y	Y	Y						
Evie Kowalewski	Y	Y	Y						
Stefanie Weishaar	Y	Y	Y						
David Williams	Y	Y	Y						
Gregory Wright	Y	Y	Y						
Bob Burgdorfer									

A = Abstain Y = Yes N = No

BOARD OF DIRECTORS VOTING RECORD
FOR THE –December 19, 2022 MEETING

Four Colonies Homes Association

Balance Sheet 12-31-22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
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)
	-----	-----	-----	-----
TOTAL ASSETS	1,111,563.75	1,019,288.91	3,073,080.65	5,203,933.31
	=====	=====	=====	=====
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	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
	-----	-----	-----	-----
Subtotal Current Liabilities	1,082,553.42	0.00	0.00	1,082,553.42
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)	(348,836.57)	0.00	0.00	(348,836.57)
	-----	-----	-----	-----
Subtotal Equity	4,121,379.89	0.00	0.00	4,121,379.89
	-----	-----	-----	-----
TOTAL LIABILITIES & EQUITY	5,203,933.31	0.00	0.00	5,203,933.31
	=====	=====	=====	=====

Four Colonies Homes Association

Income/Expense 12-1 to 12-31-22

Account	Description	Current Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	105,786.24	1,269,434.88
33010	Reserves - Roof Replacement	16,534.62	198,415.44
33020	Roof Repair	1,875.00	22,500.00
33030	Gutters	3,309.38	39,712.56
33031	Gutter Repair	833.33	9,999.96
33040	Paint - Homes	16,639.32	199,671.84
33050	Paint/Roof - Garage	269.53	3,234.36
33060	Paint/Roof - Carport	546.59	6,559.08
33070	Light Credit	(3.50)	(42.00)
34000	Clubhouse Rentals	975.00	10,225.00
34010	Clarion	510.00	1,500.00
34020	Interest-Regular	541.91	2,111.76
34022	Major Improvements Interest	348.60	1,878.91
34030	Misc. Other	60.00	267.63
34040	Misc. Owner Income	15.00	105.00
34045	Income Pool Cards	0.00	900.00
34050	Collection Income	0.00	1,250.00
	Subtotal Income	148,241.02	1,767,724.42
EXPENSES			
General & Administrative			
50011	Payroll	18,950.60	257,849.74
50021	Accounting Fees	237.95	2,855.40
50031	Annual Audit/Tax Prep	0.00	6,750.00
50040	Web Page Maintenance	25.00	737.40
50041	Computer	54.68	6,250.43
50051	Copier Expense	283.36	2,191.66
50061	Collection Expense (Del Due)	0.00	1,874.14
50071	Insurance	3,361.00	31,659.16
50091	Legal	0.00	921.50
50111	Office Materials/Supplies	137.74	3,601.29
50112	Annual Meeting	0.00	2,320.19
50131	Postage	0.00	542.26
50141	Security Alarm	0.00	5,208.62
50151	Professional Services	295.41	4,030.41
50161	Taxes (corporate income)	1,300.00	6,432.32
50171	Taxes-other(property/licenses)	87.00	3,595.21
50221	Automileage	0.00	1,000.00
50231	Office Telephone	277.97	3,221.79
50232	Communication Expense	0.00	163.91
50242	Service Charges	15.00	30.00
	General & Administrative	25,025.71	341,235.43

Common Area Maintenance

51012 Clubhouse Cleaning	0.00	458.40
51032 Contract - Trash	7,534.60	103,694.20
51041 Pool Security Services	0.00	2,688.00
51042 Contract - Pool	0.00	37,364.85
51043 Keri System (Pools)	185.20	6,624.73
51051 Optional Lawn Service	0.00	4,973.00
51052 Contract - Lawn	14,700.00	176,400.00
51053 Yard Waste Pick Up	1,428.61	12,857.49
51055 Entrance/Clubhouse Seasonal	74.53	1,242.10
51062 Contract Tree Trimming	0.00	19,900.00
51063 Tree Maintenance	0.00	37,950.00
51072 Snow Removal/Chemicals	960.00	26,903.75
51082 Pool Maintenance/Improvements	0.00	5,468.61
51092 Grounds Improvements	5.66	840.09
51095 Public Relations	0.00	2,364.23
51115 Common Facilities Maintenance	355.83	57,387.12
51116 Termite Treatment Clubhouses	0.00	1,131.93
51122 Concrete Repair	0.00	30,950.00
51123 Common Area Seeding/Turf Rep	0.00	3,790.61
51142 Utilities	2,509.27	61,436.84
51152 Truck Maintenance/Golf Cart	374.99	6,458.55
51153 Purchase New Truck	774.27	9,291.24
51162 Tools/Equip/Supplies	202.14	493.17
Common Area Maintenance	<u>29,105.10</u>	<u>610,668.91</u>

Residential Maintenance

52013 Paint Homes	0.00	161,624.00
52023 Paint - Garage	0.00	3,404.00
52033 Paint - Carport	0.00	2,545.00
52034 Paint Residential Fences	0.00	43,416.00
52043 Residential-Roof Repairs	3,133.00	21,475.00
52053 Gutter -Repairs	300.00	9,267.94
Residential Maintenance	<u>3,433.00</u>	<u>241,731.94</u>

Major Improvements/Repair

53014 Street Repair	93,023.38	835,749.97
53024 Retaining Wall Replacement	0.00	25,000.00
53033 Tree Replacement	0.00	3,393.47
53037 Erosion	0.00	30,383.68
53056 Outdoor Basketball Court	0.00	3,308.96
53092 Paint Exterior Clubhouses	0.00	22,500.00
53095 Clubhouse Improvement Project	0.00	2,588.63
Major Improvements/Repair	<u>93,023.38</u>	<u>922,924.71</u>

Reserves

Reserves	<u>0.00</u>	<u>0.00</u>
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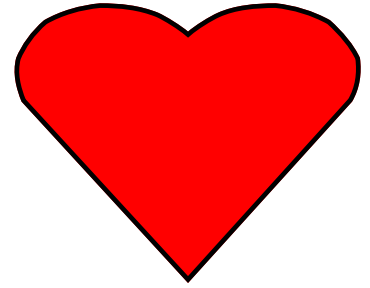
TOTAL EXPENSES	150,587.19	2,116,560.99
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Current Year Net Income/(loss)	(2,346.17)	(348,836.57)
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FEBRUARY 2023
JOYCE ZIBRO
Your Real Estate Specialist
since 1976
Four Colonies Resident
since 1973



ONE PROPERTY ON THE MARKET

Only one property is on the market as the February Clarion goes to press on January 25, 2023. Maisonette II, 2-story, 2 bedrooms, 1½ bathrooms, 1-car detached garage, finished basement, listed at \$219,900

FOUR PROPERTIES SELL SINCE DECEMBER 27th

Chalet, 2-story, 2 bedrooms, 2½ bathrooms, 2-car garage, basement, listed at \$240,000.

Garden Villa II, ranch, 3 bedrooms, 2 bathrooms, 2-car garage, basement, listed at \$240,000.

Garden Villa III, ranch, 3 bedrooms, 2 bathrooms, 2-car garage, basement, listed at \$240,000.

Hampton, free-standing villa, 1½-story, 4 bedrooms, 3½ bathrooms, 2-car garage, finished basement, listed at \$374,950.

There are no Four Colonies homes in Pre-MLS (Coming Soon) status.

INTEREST RATES TICK DOWN A BIT

Mortgage interest rates have come down some. The 30-year fixed rate is approximately 5.5%. (This will vary depending on the loan program, down payment, and borrower's credit score.)

STRONG SELLER'S MARKET

The strong Seller's market is still with us. There are no homes being built in Johnson County in our price range. Inventory remains low, and most sellers are still receiving multiple offers.

My RE/MAX colleague, Deb Staley, and I wish you a Happy Valentine's Day.

JOYCE ZIBRO
RE/MAX REALTY SUBURBAN

913-645-9144

JoyceZibro@remax.net

www.JoyceZibro.com

Deb Staley 816-694-0031

Deb.Staley@remax.net



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

FEBRUARY 2023

SUN	MON	TUE	WED	THU	FRI	SAT
			1 Book Club 	2	3 Sunrise Coffee 9:00am	4
5	6	7	8	9	10 Sunrise Coffee 9:00am	11 RENTAL CH 3
12	13	14  Valentine's Day	15	16 CLARION DEADLINE	17 Sunrise Coffee 9:00am	18 RENTAL CH 3
19 RENTAL CH 3	20 BOARD MEETING CH3 5:45 PM	21	22 Ash Wednesday	23	24 Sunrise Coffee 9:00am	25
26	27	28				

MARCH 2023

SUN	MON	TUE	WED	THU	FRI	SAT
			1 Book Club 	2	3 Sunrise Coffee 9:00am	4
5	6	7	8	9	10 Sunrise Coffee 9:00am	11
12  Daylight Savings Time Begins 	13 Yard Waste Pick Up	14	15 Deadline Applications for Board 4pm	16 CLARION DEADLINE	17 St. Patrick's Day Sunrise Coffee 9:00am	18

NEXT BOARD MEETING FEBRUARY 20, 2023