

# The Clarion

FOUR COLONIES  
HOMES ASSOCIATION

A WELCOMING COMMUNITY  
WITH PRIDE IN  
OUR PROPERTY

VOLUME 11, ISSUE 1

JANUARY 2022

## SPECIAL POINTS OF INTEREST

Book Club - 3

Yard Waste Schedule - 4

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**Happy New Year!!**

# President's Message January 2022

I am pleased to report that the Board of Directors at its December meeting approved the hiring of Phillips Paving to repave our streets and fix many of our curbs.

An ad hoc committee, led by board member Greg Wright, recommended Phillips after it interviewed contractors, checked references and conducted background reviews.

The accepted bid will be to repave streets and repair curbs in Colonies 1 and 2 in 2022. Similar repairs in Colonies 3 and 4 will be rebid and started in 2023.

Key elements of this project will be to grind the street asphalt down 2 inches and repave. Deeper repairs will be done in parking lots and other areas where trash trucks have damaged the pavement. Also, many curbs and islands will be shortened or reconfigured to better accommodate the trash trucks.

In addition, homeowners wishing to have their driveways repaved with asphalt or concrete at that time can contract with Phillips for that work. Homeowners with carports can have those areas repaved as well, but all users of a carport must agree to have the work done and to pay for it.

Lastly, the office will notify homeowners when the street work will begin in their area so that cars can be moved as needed.

This repaving will be a major project and will disrupt traffic for a short time. So at that time we will gratefully request homeowner cooperation in moving vehicles and adapting to traffic detours.

Also at the December meeting, the board approved a new paint color, (Phoenix Fossil, a light grey) for our three clubhouses. That painting will be done in 2022.

Other projects underway or planned include: renovation of Four Colonies' website, which should be completed early in 2022; replace the basketball goals; and new furniture for 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

Half of the sidewalk repairs were completed and the other half will done in early 2022. They look great!

We had mud jacking done in two areas. One was at the office to prevent water from coming into the library on the parking lot side. The other was behind 7901 Colony Lane. This was a long run of sidewalk that collected a lot of water and mud due to sinking. It made a huge difference in both areas.



Water was also entering the East/back side of the library. This was corrected by grading the dirt away from the building and replacing the sill plated. Then the siding and sheetrock that were affected were replaced.

Leaf removal has really been a challenge this year with all the high winds. It is an ongoing process and we are continuing to work on it.

We have received a lot of compliments on the Christmas decorations at clubhouse 3. This committee did a great job!

The new retaining wall at 8217 was complete and is a huge improvement from the rotted railroad tie wall.

In the last month the office has mailed out 681 letters informing homeowners of their new dues amount beginning in January 2022. We also mailed out 117 paint letters. These letters included a courtesy inspection to assist homeowners in identifying areas which need to be repaired or replaced because of wood rot before painting begins.

 <b>FOUR COLONIES' BOOK CLUB SELECTIONS</b> <b>2021-22</b> Second Wednesday: Social – 7 p.m.; Book Discussion – 7:30 p.m.				
Date	Book Title	Author	Book Type	Reviewer/Host
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 Donoghue 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!!!			

**FIRST YARD WASTE PICK FOR 2022  
WILL BE IN MARCH 14**

## **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](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  
November 15, 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: Linda Khan-McKibben, Evie Kowalewski and David Williams	

The Homeowner's Forum started at 5:45 p.m. There were 9 homeowners present. The following topics were discussed: problems with rental and air bed & breakfast.

President Bob Burgdorfer called the Regular Board Meeting of November 15, 2021 to order at 6:15 p.m. A quorum was present.

Mr. Wright made the motion to accept October 18, 2021, Regular Board Meeting minutes as written. Ms. Guion 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** – Mrs. Weishaar reported on a problem with landscaping.

**Common Facilities** – Mr. Burgdorfer reported the committee is working on projects for next year.

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

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

**Social** – On December 5, 2021 between 4:30pm and 6:00 pm the committee is planning a time to visit with Santa during an open house at Clubhouse 3. This is a chance to take your picture with Santa and enjoy some refreshments.

**Communications** – The committee continues to work on upgrading the website

**Long Range Planning Committee** – The committee plans to meet in December.

Ms. Weishaar made the motion to adjourn, seconded by Mr. Wright. 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	Y								
Linda Khan-McKibben	-								
Evie Kowalewski	-								
Stefanie Weishaar	A								
David Williams	-								
Gregory Wright	Y								
Bob Burgdorfer	Y								

A = Abstain      Y = Yes      N = No

BOARD OF DIRECTORS VOTING RECORD  
FOR THE – October 18, 2021 MEETING





## Four Colonies Homes Association

Income/Expense 11-1-21 - 11-30-21

Account	Description	Current Actual	Year-To-Date Actual
<b>INCOME:</b>			
33000	Administrative & Common Area	102,706.17	1,129,767.87
33010	Reserves - Roof Replacement	15,999.50	175,994.50
33020	Roof Repair	1,875.00	20,625.00
33030	Gutters	3,188.12	35,069.32
33031	Gutter Repair	833.33	9,166.63
33040	Paint - Homes	16,153.32	177,686.52
33050	Paint/Roof - Garage	261.68	2,878.48
33060	Paint/Roof - Carport	530.35	5,833.85
33070	Light Credit	(3.50)	(38.50)
34000	Clubhouse Rentals	1,100.00	6,450.00
34010	Clarion	165.00	1,295.00
34020	Interest-Regular	9.96	5,712.69
34022	Major Improvements Interest	43.19	6,387.56
34030	Misc. Other	30.00	615.94
34040	Misc. Owner Income	0.00	15.00
34045	Income Pool Cards	0.00	940.00
	Subtotal Income	142,892.12	1,578,399.86
 <b>EXPENSES</b>			
<b>General &amp; Administrative</b>			
50011	Payroll	17,990.83	226,172.54
50021	Accounting Fees	237.95	2,592.45
50031	Annual Audit/Tax Prep	0.00	6,600.00
50040	Web Page Maintenance	25.00	560.54
50041	Computer	0.00	546.80
50051	Copier Expense	153.10	1,810.62
50061	Collection Expense (Del Due)	0.00	(138.31)
50071	Insurance	0.00	27,166.40
50091	Legal	0.00	2,337.37
50111	Office Materials/Supplies	34.22	3,260.61
50112	Annual Meeting	0.00	1,382.85
50131	Postage	480.00	1,033.70
50141	Security Alarm	181.29	5,226.04
50151	Professional Services	307.30	3,690.13
50152	Consulting Fees	(2,176.88)	(2,176.88)
50161	Taxes (corporate income)	0.00	2,797.00
50171	Taxes-other(property/licenses)	2,847.92	3,622.65
50231	Office Telephone	273.94	3,452.94
50232	Communication Expense	87.59	557.44
	General & Administrative	20,442.26	290,494.89

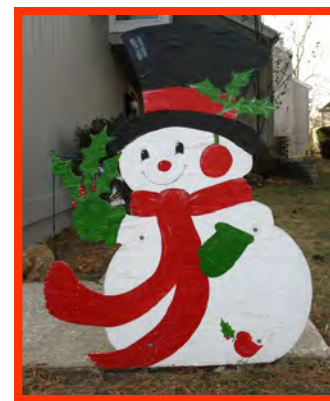
	<b>Current Actual</b>	<b>Year-To-Date Actual</b>
Common Area Maintenance		
51032 Contract - Trash	8,825.52	96,283.14
51041 Pool Security Services	0.00	3,591.22
51042 Contract - Pool	1,373.38	37,019.09
51043 Keri System (Pools)	185.20	7,387.34
51051 Optional Lawn Service	0.00	135.00
51052 Contract - Lawn	14,162.50	156,112.50
51053 Yard Waste Pick Up	1,376.97	11,015.76
51055 Entrance/Clubhouse Seasonal	819.36	2,114.34
51062 Contract Tree Trimming	0.00	19,900.00
51063 Tree Maintenance	0.00	29,750.00
51072 Snow Removal/Chemicals	0.00	21,640.50
51082 Pool Maintenance/Improvements	0.00	7,189.18
51092 Grounds Improvements	223.44	1,455.04
51095 Public Relations	121.83	1,735.81
51103 Clubhouse/Pool Furniture	0.00	1,306.17
51115 Common Facilities Maintenance	6,847.74	28,757.73
51116 Termite Treatment Clubhouses	0.00	1,131.93
51122 Concrete Repair	0.00	15.29
51123 Common Area Seeding/Turf Rep	2,467.75	3,977.03
51142 Utilities	3,934.86	48,512.79
51152 Truck Maintenance/Golf Cart	533.31	3,842.62
51153 Purchase New Truck	774.27	8,516.97
51162 Tools/Equip/Supplies	0.00	295.54
	<hr/>	<hr/>
Common Area Maintenance	41,646.13	491,684.99
Residential Maintenance		
52013 Paint Homes	15,150.00	181,200.00
52033 Paint - Carport	3,950.00	3,950.00
52034 Paint Residential Fences	0.00	30,026.00
52043 Residential-Roof Repairs	3,284.00	7,253.00
52053 Gutter -Repairs	792.00	7,212.00
	<hr/>	<hr/>
Residential Maintenance	23,176.00	229,641.00
Major Improvements/Repair		
53016 Storm Drain Expense	0.00	21,000.00
53024 Retaining Wall Replacement	0.00	25,000.00
53037 Erosion	9,906.00	11,118.01
53056 Outdoor Basketball Court	0.00	22,500.00
53095 Clubhouse Improvement Project	0.00	179.01
53096 Repair/Restoration Pool 3	7,600.00	11,382.27
	<hr/>	<hr/>
Major Improvements/Repai	17,506.00	91,179.29
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
TOTAL EXPENSES	102,770.39	1,103,000.17
Current Year Net Income/(loss)	40,121.73	475,399.69
	=====	=====



JANUARY 2022

**JOYCE ZIBRO**

Your Real Estate Specialist  
since 1976  
Four Colonies Resident  
since 1973



### **LOW INVENTORY STILL**

Only two Four Colonies properties are listed for sale in Heartland MLS as the January Clarion goes to press on December 22, 2021. There is a Chalet plan with three bedrooms, two bathrooms, two half bathrooms, a two-garage, and a finished basement listed at \$232,000. There is a free-standing Garden Villa ranch with three+ bedrooms, three bathrooms, a two-car garage, and a finished basement listed for \$250,000.

### **NOVEMBER 23 - DECEMBER 22 - TWO PROPERTIES SOLD**

Both sales came on the market and went under contract during this time. The two are Chalet plans that have two stories, three bedrooms, two and a half bathrooms, two-car garages, and basements. They were listed at \$200,000 and \$240,000.

There are two homes in "Coming Soon" status. One is a Chateau floor plan with three bedrooms, one and half bathrooms, and a single attached garage. The other is a free-standing garden view home with three bedrooms, three bathrooms, two-car garages, and a basement.

### **INTEREST RATES REMAIN LOW**

Mortgage interest rates remain historically low. The 30-year fixed rate is still at approximately 3%. The rates for 15-year mortgages are usually under 2.5%.

### **STRONG SELLER'S MARKET**

The strong Seller's market shows no sign of letting up. There are no homes being built in Johnson County in our price range. Inventory remains low, and most sellers are receiving multiple offers.

**HAPPY NEW YEAR!!**

**JOYCE ZIBRO**

**RE/MAX REALTY SUBURBAN**

**913-645-9144**

**JoyceZibro@remax.net**

**www.JoyceZibro.com**

**Deb Staley 816-694-0031**

**[Deb.Staley@remax.net](mailto:Deb.Staley@remax.net)**



**KANSAS CITY REGIONAL HOMES, INC.**

**913-538-6900**

**JIM LINDSEY - AGENT**

**913-515-4178**



**VETERAN**

**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.**

**Women sometimes make  
fools of men, but most guys  
are the do-it-yourself type.**

# JANUARY 2022

SUN	MON	TUE	WED	THU	FRI	SAT
						1 NEW YEARS
2	3	4	5	6	7 <i>Le Peep Coffee 9:00am</i>	8 RENTAL CH 1
9	10	11	12 NO BOOK CLUB	13	14 <i>Le Peep Coffee 9:00am</i>	15
16	17 BOARD MEEING 5:45 PM	18 NO BUNKO	19	20 CLARION DEADLINE	21 <i>Le Peep Coffee 9:00am</i>	22
23	24	25	26	27	28 <i>Le Peep Coffee 9:00am</i>	29
30	31					

# FEBRUARY 2022

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4 <i>Le Peep Coffee 9:00am</i>	5
6	7	8	9 BOOK CLUB 	10	11 <i>Le Peep Coffee 9:00am</i>	12 RENTAL CH 3
13	14 VALENTINE'S DAY 	15 NO BUNKO	16	17 CLARION DEADLINE	18 <i>Le Peep Coffee 9:00am</i>	19

NEXT BOARD MEETING JANURARY 17, 2022