

**FOUR COLONIES  
HOMES ASSOCIATION**

**A WELCOMING COMMUNITY  
WITH PRIDE IN  
OUR PROPERTY**

**SPECIAL POINTS  
OF INTEREST**

**Book Club - 4**

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# The Clarion

**VOLUME 16, ISSUE 13**

**JANUARY 2024**



# President's Message JANUARY 2024

I want to wish everyone a Happy New Year and that 2024 will be all that you make of it.

As Four Colonies moves forward in 2024, I and the Board will continue to work to ensure that we make sure that FCHA is the best it can be. In the December Board meeting, we passed an updated delinquent dues policy. We will be taking more aggressive steps to recoup past dues. We will be notifying delinquent homeowners of this updated policy, requesting balances be paid and working with our lawyers for those who remain past due. Susie has done an excellent job reaching out to homeowners who have fallen behind and reclaimed 16,000+ in December alone. Unfortunately, homeowners still fall behind. The updated policy is included in this month's clarion. If you are not already enrolled in the ACH payment program for your dues, it is an easy way to ensure you don't miss your monthly payment. I will keep you updated monthly on the progress made.

Regarding the storm drain project, I have reached out to the city in the past two months to gather information and documentation that we truly own the storm drains. This information is currently being reviewed by our lawyers to see if there are steps we can take with the city or other funding sources that would be available. We will move forward with plans accordingly.

Homeowners, please know that the Four Colonies office has been working with our trash company on almost a weekly basis for the past few months, addressing the recurring pick-up issues. This past week the City of Lenexa has been consulted and is assisting us with our ongoing issues. We are as frustrated as all of you regarding these missed pickups. Jesse & Sal help to monitor our trash pick-up. To help the office, if you could just send a quick email instead of a phone call to notify you were missed that would allow them to better manage their time. A simple reply of thank you will let you know it was received and noted. We will be going to bid for 2024 trash service this month as our current contract ends in March. Thank you for your patience with this frustrating situation.

I encourage you this year to stay informed of FCHA projects and happenings by attending board meetings, joining committees and signing up for "In the Knows".

Happy New Year  
Stefanie Weishaar  
FCHA President



## Collection of Delinquent Dues

(Adopted on December 18<sup>th</sup> 2023)

Starting January 1, 2024, the procedure for collection of delinquent dues is:

- A. After the 17<sup>th</sup> of each month, a late payment reminder phone call or email is made/sent to homeowner.
- B. After the 15<sup>th</sup> of the following month, a letter is mailed/ hand delivered notifying the homeowner that their account is 30 days past due. If mailed, the addressed/stamped envelope is photocopied before mailing to show the letter is addressed properly and suitable postage was affixed thereto. If the balance is not paid within 10 days of the date of the letter, dues will be accelerated, a lien filed and in the discretion of the Board, the account will be sent to FCHA attorney for collections.
- C. Approximately 10 days after the date of the letter if payment not received, a lien is filed. A filing fee of \$25 is charged to the homeowner.
- D. A letter is sent to the homeowner when the office receives the recorded lien informing the homeowner, they have 10 days to pay before legal collection processing begins. This letter will also notify the homeowner that interest of 6% per annum will start accruing on the past due amount until paid in full. (Covenants Article IV, section 8)
- E. If all the above fails to produce payment, the account is sent to the attorney for collection.
- F. At any time, in the discretion of the Board, the Association may permit a delinquent homeowner to execute a promissory note and/or other payment agreement where the homeowner agrees to make payments over a period of time to bring the homeowner's account current on terms and conditions agreeable to the Board.
- G. Any legal fees incurred as a result of forcing a homeowner to comply with the Covenants and/or By-Laws will be assessed to that homeowner.



## 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 Doua (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:** January 11, 2024 10:30am-12:00pm

**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)

**When:** January 23, 2024 10:00am-12:00pm

**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.

# 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).



**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  
November 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:	Bob Burgdorfer

The Homeowner's Forum started at 5:45 p.m. There were 4 homeowners present. The following topics were discussed: The delinquent dues and how the attorneys were going to handle them, and where to find the storm drain records.

President Stefanie Weishaar called the Regular Board Meeting of November 16, 2023 to order at 5:50 p.m. A quorum was present.

Ms. Guion made the motion to accept the October 16, 2023, Regular Board Meeting minutes as written, with no corrections. Ms. Knisely seconded, and the motion passed. **(Vote #1)**

**COMMITTEE REPORTS:**

**Manager's Report** – Ms. Hallblade spoke of the Holiday lights that the maintenance men were putting up and how they will be painting the interior of Clubhouse 2 this winter. She also spoke about the street issue on Halsey where there is puddling in the parking lot. She explained two of the bids she has received for this repair. Discussion followed.

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

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

**COMMITTEE REPORTS:**

**Architectural Review** – Ms. Weishaar reported that it has been a quiet month and not much more to report.

**Common Facilities** – There was no report.

**Finance**- Ms. Knisely made a motion to accept the 3% dues increase for 2024. Ms. Guion seconded, and the motion passed. **(Vote #2)**

Ms. Knisely made a motion that the Board approves a 30% reduction of the 2024 dues allocated to exterior homes painting and apply that amount to the 2024 budget for common area maintenance. Ms. Weishaar seconded the motion, and the motion passes. **(Vote#3)**

Finally, Ms. Knisely made a motion to approve the 2024 budget as it was presented to the Board. Ms. Khan-McKibben seconded the motion, and the motion passed. **(Vote #4)**

**Grounds-** Ms. Bearden reported that there was money left in the erosion funds and that it will be put back in the budget reserves for next year. She also spoke about having cement retaining walls in hidden areas. Discussion followed.

**Social** – Ms. Khan-McKibben spoke about not having the annual Christmas party this year and to put the money back in the budget reserves for next year. Discussion followed.

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

The Board went into Executive Session at 7:12 pm.

The Executive Session ended at 7:41 pm.

Ms. Weishaar made the motion to retain Top Care as landscape and snow removal company. The motion was seconded by Ms. Guion and the motion passed. **(Vote #5)**

The meeting adjourned at 7:45 pm.

On November 27, 2024 a Special Board meeting was opened by Ms. Weishaar at 2:31 pm. One homeowner was present.

The attending Board members discussed which pool company should receive approval for the 2024 pool season.

A motion was made by Ms. Weishaar to accept Heschmeyer’s contract for the 2024 pool season. Ms.

Khan-McKibben seconded the motion and the motion passed. **(Vote #6)** The meeting was adjourned at 2:53 pm.

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

Respectfully Submitted By:

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

\_\_\_\_\_  
Approved On

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

## Four Colonies Homes Association

### Balance Sheet

As of 11/30/23

Account	Description	Operating	Reserves	Other
<b>ASSETS</b>				
10100	Petty Cash	500.00		500.00
10200	National BK of KC Operating CH	923,629.83		923,629.83
10209	First Interstate Bank		248,911.44	248,911.44
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	167,280.98		167,280.98
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		259,760.80	259,760.80
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>1,019,141.28</u>	<u>1,036,484.11</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	21,925.43		21,925.43
22260	Accrued Payroll	8,603.20		8,603.20
22300	Clubhouse Deposits	2,125.00		2,125.00
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>1,298,798.00</u>	<u>0.00</u>	<u>0.00</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)	(43,721.55)	0.00	0.00
	<b>Subtotal Equity</b>	<u>4,603,567.65</u>	<u>0.00</u>	<u>0.00</u>
		=====	=====	=====
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>5,902,365.65</u>	<u>0.00</u>	<u>0.00</u>
		=====	=====	=====

## Four Colonies Homes Association

### Income/Expense Statement

Period: 11/01/23 to  
11/30/23

Account      Description

#### INCOME:

33000	Administrative & Common Area	108,956.44	1,198,520.84
33010	Reserves - Roof Replacement	17,086.37	187,950.07
33020	Roof Repair	1,875.00	20,625.00
33030	Gutters	3,432.40	37,756.40
33031	Gutter Repair	833.33	9,166.63
33040	Paint - Homes	17,138.12	188,519.32
33050	Paint/Roof - Garage	277.60	3,053.60
33060	Paint/Roof - Carport	562.89	6,191.79
33070	Light Credit	(3.50)	(38.50)
34000	Clubhouse Rentals	1,250.00	8,050.00
34010	Clarion	110.00	1,420.00
34020	Interest-Regular	1,059.81	12,134.61
34022	Major Improvements Interest	357.10	9,487.99
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	152,935.56	1,685,259.59

#### EXPENSES

##### General & Administrative

50011	Payroll	19,492.00	243,407.72
50021	Accounting Fees	237.95	2,617.45
50031	Annual Audit/Tax Prep	0.00	8,960.00
50040	Web Page Maintenance	289.50	780.40
50041	Computer	164.04	3,141.03
50051	Copier Expense	153.10	2,066.00
50061	Collection Expense (Del Due)	(100.00)	1,478.63
50071	Insurance	0.00	29,808.63
50091	Legal	120.00	(62.35)
50111	Office Materials/Supplies	128.22	4,333.00
50112	Annual Meeting	396.00	4,400.99
50131	Postage	464.30	948.07
50141	Security Alarm	201.69	5,482.09
50151	Professional Services	352.42	3,935.22
50161	Taxes (corporate income)	(439.00)	3,334.73
50171	Taxes-other(property/licenses)	2,875.42	3,435.63
50191	Office Equipment - Misc.	0.00	98.40
50231	Office Telephone	275.83	3,053.05
50242	Service Charges	0.00	60.00
	General & Administrative	24,611.47	321,278.69

## Common Area Maintenance

51032 Contract - Trash	9,498.94	103,943.14
51041 Pool Security Services	0.00	3,996.05
51042 Contract - Pool	0.00	35,984.58
51043 Keri System (Pools)	185.20	11,410.68
51051 Optional Lawn Service	0.00	6,318.00
51052 Contract - Lawn	14,700.00	161,700.00
51053 Yard Waste Pick Up	1,482.18	8,871.02
51055 Entrance/Clubhouse Seasonal	0.00	1,207.70
51062 Contract Tree Trimming	0.00	24,000.00
51063 Tree Maintenance	8,575.00	161,875.00
51072 Snow Removal/Chemicals	0.00	14,930.00
51082 Pool Maintenance/Improvements	0.00	9,798.17
51092 Grounds Improvements	183.03	1,201.83
51095 Public Relations	0.00	1,936.42
51103 Clubhouse/Pool Furniture	0.00	774.99
51115 Common Facilities Maintenance	5,347.19	8,789.12
51116 Termite Treatment Clubhouses	0.00	1,245.15
51122 Concrete Repair	0.00	31,400.00
51123 Common Area Seeding/Turf Rep	20.00	3,538.47
51142 Utilities	3,930.95	51,724.48
51151 Gas for Trucks and Equipment	4,422.08	4,422.08
51152 Truck Maintenance/Golf Cart	(2,481.81)	8,098.67
51153 Purchase New Truck	774.27	8,516.97
51162 Tools/Equip/Supplies	295.79	2,144.90
51172 Miscellaneous	0.00	107.12

## Common Area Maintenance

46,932.82

667,934.54

## Residential Maintenance

52013 Paint Homes	0.00	237,000.00
52023 Paint - Garage	0.00	1,100.00
52033 Paint - Carport	0.00	5,900.00
52034 Paint Residential Fences	0.00	33,198.00
52043 Residential-Roof Repairs	4,257.00	11,247.00
52053 Gutter -Repairs	1,525.00	10,068.39

## Residential Maintenance

5,782.00

298,513.39

## Major Improvements/Repair

53014 Street Repair	58,779.00	410,487.00
53016 Storm Drain Expense	0.00	4,950.00
53024 Retaining Wall Replacement	0.00	20,000.00
53037 Erosion	0.00	4,848.23
53095 Clubhouse Improvement Project	0.00	969.29

## Major Improvements/Repai

58,779.00

441,254.52

## Reserves

## Reserves

0.00

0.00

## TOTAL EXPENSES

136,105.29

1,728,981.14

## Current Year Net Income/(loss

16,830.27

(43,721.55)

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

## JANUARY 2024 JOYCE ZIBRO

Your Real Estate Specialist  
since 1976  
Four Colonies Resident  
since 1973



Deb and Joyce

### 2023 WAS A SUPER YEAR!

There were 38 completed sales. The lowest was \$185,000 and the highest was \$384,000. **Joyce Zibro and Deb Staley** appreciate your business and your referrals—so very much! We wish you all the best for a wonderful 2024. We encourage you to regularly visit our special Web page that shows you a flyover video of Four Colonies in Autumn. You'll always be up to date on Four Colonies homes for sale and homes that are under contract. <https://www.deb.house/fourcolonies>

### THREE PROPERTIES SELL November 28<sup>th</sup> to December 19<sup>th</sup>

The three properties that went under contract during this period:

- Half duplex, 3 bedrooms, 2½ bathrooms, basement, attached 2 car garage, **very** updated, listed for \$274,900.
- Free-standing villa, 4 bedrooms, 3 bathrooms, finished basement, 2 car garage, **very** updated, listed for \$409,950; it sold the first day on the market.
- Townhome, 2 bedrooms, 1½ bathrooms, unfinished basement, fixer-upper, listed for \$150,000.

By “updated,” we mean things like fresh paint and flooring throughout, new kitchen cabinets and appliances, new windows, remodeled bathrooms—like a newer home.

### TWO PROPERTIES ON THE MARKET

- Half duplex, trilevel, 3 bedrooms, 2½ bathrooms, no basement, attached 1 car garage, nicely updated, for \$244,950.
- Townhome, ranch, 3 bedrooms, 1 full bathroom, 2 half bathrooms, 4<sup>th</sup> bedroom (non-conforming) in the basement, very updated, for \$253,500.

### COMING SOON

There are no homes in pre-MLS Status also known as “Coming Soon.”

### 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**

**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.**



# Have family or friends coming into town and needing a place to stay?

Check out the AirBnB right here in Four Colonies!



3 Bedrooms




1 Bathroom

For reservations or pricing details, contact Carol Brophy  
913-731-1880    CBrophy0921@gmail.com

# JANUARY 2024

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3 NO BOOK CLUB	4	5 <i>I Hop Shawnee Coffee 9:00am</i>	6
7	8	9 <i>CH1 FINANCE MEETING 6:00PM</i>	10	11 <i>CH3 GAMES</i>	12 <i>I Hop Shawnee Coffee 9:00am</i>	13
14	15 <i>BOARD MEETING CH3</i>	16	17	18	19 <i>I Hop Shawnee Coffee 9:00am</i>	20
21	22	23 <i>CH3 GAMES</i>	24	25	26 <i>I Hop Shawnee Coffee 9:00am</i>	27 <i>CH1 RENTAL</i>
28	29	30 <i>CH1 RENTAL</i>	31			

# FEBRUARY 2024

SUN	MON	TUE	WED	THU	FRI	SAT
				1 BOOK CLUB 	2 <i>I Hop Shawnee Coffee 9:00am</i>	3
4	5	6	7	8	9 <i>I Hop Shawnee Coffee 9:00am</i>	10
11	12	13	14	15	16 <i>I Hop Shawnee Coffee 9:00am</i>	17

NEXT BOARD MEETING FEBRUARY 19, 2024 CLUBHOUSE 3