

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

**SPECIAL POINTS
OF INTEREST**

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The Clarion

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JULY 2021



HAPPY JULY 4TH!

President's Message July 2021

In response to local governments relaxing mask and social distancing rules, Four Colonies now allows full occupancy at the two clubhouses we rent to homeowners for private functions.

While covid measures have been relaxed, mask wearing and distancing are still advised in crowd situations. Also, please stay home if you are sick or have been exposed to someone who is sick.

We are entering the hottest period of summer and on my walks I have noticed that some homes have air conditioning units shrouded in weeds and bushes. Such growth should be removed or pared back as it reduces the unit's efficiency and increases electricity usage.

Remember to vote on August 3. That is a primary election and Lenexa's Ward 3, which includes Four Colonies, has four candidates vying for a spot in the general election. Go to the Johnson County website's "Election Office", find "Lenexa", then "Ward 3", to learn more about who is running and election details.

It is great to see the vast amount of work being done by homeowners to improve their properties. Such work will not only boost the value of your home and the homes around you, it also will increase the appreciation we have for our community. Keep it up.

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

Bob Burgdorfer, President Four Colonies Homes Association

MANAGER'S REPORT

We received a second bid for the street repairs that will be done in 2022. We also received a bid for repairing the outdoor basketball court. These will be discussed tonight during committee reports.

The office has been really busy with pool cards due to high turnover in homes and people misplacing them. We've also received a lot of calls resulting from the pride in property notices.

Overall pools seem to be operating smoothly, and our new pool attendant is doing a great job! Please remember that there are no dogs allowed at the pools and there is a limit of 4 guests per address.

It is with great sadness that we report the recent passing of James (Jim) Buffington. Jim served five years on the Board of Directors, all of that time as treasurer. He resigned last year as his fight with leukemia intensified. Jim was instrumental in building up our reserve funds, which paid for the walkway lights and the remodeling of our entryways plus will pay for new streets in 2022.

A privately funded bench, with a commemorative plaque, has been installed on the walkway where Jim and Rose liked to walk their beloved dog Annie.

POOLS OPEN MAY 29, 2021

Pool Review

If you currently have a pool card you do not need to purchase a new one.

For anyone needing a pool card:

One pool card per household can be purchased from the office for \$10.00 after filling out a form and showing proof of residency. Forms are available in the office or on the website.

Lost or stolen cards can be replaced at the following cost:

Second Replacement Card \$20.00

Third Replacement Card \$30.00

Each pool card holder is allowed a maximum of four guests.

Pools are open at 10:00am and closed at 9:00pm

Pool gates may be found locked during these times due to lighting or inability to see pool drains per Johnson County Environmental Department.

NOTICE



Any person having an infectious or communicable disease is prohibited from using a public pool. Persons having open blisters, cuts, etc., are advised not to use the pool. Spitting, spouting water, blowing the nose or discharging bodily wates in the pool is strictly prohibited. Running, boisterous or rough play or excessive noise is forbidden in the pool area, showers or dressing rooms. All children and non-swimmers must be accompanied by a parent or responsible adult supervisor.

THE MANAGEMENT RESERVES THE RIGHT TO REFUSE ADMITTANCE TO, OR REJECT FROM THE POOL PRESISES, ANY PERSONS FAILING TO COMPLY WITH ANY OF THE ABOVE HEALTH AND SAFETY REGULATIONS AND POOL RULES.

Pool Hours are 10AM to 9 PM Pool Rules

1. Absolutely no glass inside fence.
2. No skateboards, roller blades, scooters inside or outside pool area.
3. No animals in pool or on pool deck.
4. No food or drink in pool.
5. No diving, running, excessive splashing or dunking.
6. No loud music.
7. An Adult must accompany children under 12 yrs old.
8. Residents must accompany their guests – limit 4 guests per individual address.
9. Must be 18 years of age to use Pool 4 at 12502 W. 82nd Terrace.

WARNING!!!
NO LIFEGUARD ON DUTY
IN CASE OF EMERGENCY,
CALL 911

	FOUR COLONIES' BOOK CLUB SELECTIONS 2020-21 First Wednesday; Social – 7 p.m.; Book Review – 7:30 p.m.			
Date	Book Title	Author	Book Type	Reviewer/Host
July 7, 2021	The Shell Seekers	Rosamunde Pilcher Family saga	A novel of connection, it is the story of one family, and of the passions and heartbreak that have held them together for three generations.	Laura Simmons
August 4, 2021	Giver of Stars	JoJo Moyes Historical romance	Historical fiction about packhorse librarians, their travails and triumphs, in a remote area of Kentucky during the 30's,	Rebecca Reagan
September 1, 2021	Select books for next year and party!!! For questions about meeting locations, please contact the office.			

Architectural Control Policy Concerning Gutter Guards.

When the homeowner requests to add gutter guards in which the gutter guard company then warranties the gutters, this will then negate Four Colonies Homes Association from maintenance or repairs of the gutters. Furthermore, the gutter/gutter cover color must match the color of the home or the homeowner is responsible to paint the gutters to match the home. The homeowner must sign a waiver that they acknowledge that they release the Four Colonies Homes Association from the obligation of gutter maintenance or repairs.

Did you know that you are responsible for any flower beds in your yard, even if they are on common ground? If you need help to clean out those flower beds, clear out the weeds, trimming and getting rid of volunteer trees in your bushes, the Garden Club is here to help! We are a group of volunteers dedicated to making Four Colonies look beautiful. If you just can't do it yourself or don't have the time, give us a call. We can also dig out the flower bed and return it to grass. We appreciate any donation but it is not required. Call Cindy at 630-776-0511.



A & C Construction—Paint Order

1	12000-02 W. 82nd Terrace
2	12012-14 W. 82nd Terrace
3	11900 W. 82nd Terrace
4	11902 W. 82nd Terrace
5	11901 W. 82nd Terrace
6	11903 W. 82nd Terrace
7	12101 W. 82nd Terrace
8	12103 W. 82nd Terrace
9	12105 W. 82nd Terrace
10	12107 W. 82nd Terrace
11	12109 W. 82nd Terrace
12	12111 W. 82nd Terrace
13	12113 W. 82nd Terrace
14	8206 Monrovia
15	8214 Monrovia
16	8230 Monrovia
17	8250 Monrovia
18	8254 Monrovia
19	8262 Monrovia
20	12348 W. 82nd Place
21	12352 W. 82nd Place
22	12356 W. 82nd Place
23	12372 W. 82nd Place
24	12376 W. 82nd Place
25	12400 W. 82nd Place
26	12414 W. 82nd Place
27	12421 W. 82nd Place
28	12417 W. 82nd Place
29	12413 W. 82nd Place
30	12409 W. 82nd Place

R.H. PAINTING - PAINT ORDER

1	8174-76-78-80 Halsey
2	8182-84-86-88 Halsey
3	8190-92-94-96 Halsey
4	8210-12-14-16 Halsey
5	8218-20-22-24 Halsey`
6	8226-28-29-27 Halsey
7	8219-21-23-25 Halsey
8	8211-13-15-17 Halsey
9	11916-18-20-22 W. 82nd Terrace
10	11924-26-28-30 W. 82nd Terrace
11	12004-06-08-10W. 82nd Terrace
12	12100-02-04-06 W. 82nd Terrace
13	12108-10-12-14 W. 82nd Terrace
14	12126-28-30-32-34-36 W. 82nd Terrace
15	12138-40-42-44 W. 82nd Terrace
16	8251-53-55-57-59-61 Monrovia
17	8271-73-75-77-79-81 Monrovia
18	8283-85-87-89-91-93 Monrovia

Republic Service/Compost Connection Yard Waste 2021 Schedule & Guidelines

Four Colonies Homeowners Association Your yard waste day is Monday

Four Colonies Homes Association has purchased a yard waste pick up service on the following dates for all residents. Dates, as well as packaging guidelines, are listed below. Be sure to have all bags to the curb by 7:00 a.m. on these scheduled dates.

Association Collection will be made on these MONDAY dates:

March 15	August 9
April 12	September 13
May 10	October 11
June 14	November 15
July 12	December 13

**Please have your paper bags or 18" x 36" bundles out by 7:00 am.
Your service is unlimited bags/bundles per pick up.**

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 and not blocked by cars, or garbage cans.

We only pick up natural yard waste including grass, leaves, tree limbs (up to 6" diameter), flower or garden plants (without their pots), walnuts, apples, and Christmas trees (6' or less). 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 than 6' length please cut in half.

Your 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 do not pick up yard waste in cans. Watch the placement of your paper bags to avoid sitting in water at the curb.

**Thank you for your business and compliance with our guidelines.
If you have any questions, please contact Compost Connection at
816-761-8300 or Email office@compostconnection.com**

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

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

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

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

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

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

SIGN UP NOW FOR ELECTRONIC DUES PAYMENT

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

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

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

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

REMINDER

Everyone needs to pick up after their pets.

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

IN THE KNOW

Communication for the Four Colonies Community

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

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

To join IN THE KNOW, just fill in your e-mail address below and drop this information off at the office, email - the office at 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
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
May 17, 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: Amy Guion	

The Homeowner's Forum started at 5:45 p.m. There were six homeowners present. The following topics were discussed: painting and drainage.

President Bob Burgdorfer called the Regular Board Meeting of May 17, 2021 to order at 6:00 p.m. A quorum was present.

Ms. Khan-McKibben made the motion to ratify the Board members elected April 19, 2021 (Debbie Bearden, Stefanie Weishaar, David Williams, and Gregory Wright). Ms. Kowalewski seconded. The motion passed. **(Vote #1)**

Mr. Wright made the motion to ratify the officers that were elected in the executive session on April 19, 2021. They are:

Bob Burgdorfer	President
Linda Khan-McKibben	Vice-President
Sara Hurley	Secretary
Evie Kowalewski	Treasurer

Ms. Weishaar seconded. The motion passed. **(Vote #2)**

New Business- Ms. Kowalewski made the motion to accept March 15, 2021 Regular Board Meeting minutes as written. Mr. Wright seconded. The motion passed. **(Vote #3)**

Ms. Hurley made the motion to accept April 19, 2021 Annual Homeowners Meeting minutes as written. Ms. Khan-McKibben seconded. The motion passed. **(Vote #4)**

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 Architectural Control Committee had received requests concerning plantings around the home. Discussion followed. There was also a discussion on the need for a policy concerning gutter guards and Four Colonies responsibility once the gutter guards are installed. The committee will work on a policy to present at the June meeting.

Common Facilities – Mr. Burgdorfer reported the committee will be getting quotes on resurfacing the basketball and tennis court at Clubhouse 3.

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

Grounds- Ms. Bearden reported current common ground projects. Mr. Williams reported on the 2021 Pride in Property Survey. The workers will begin Saturday – June 5, 2021 – a Door to Door - Field Survey. They will leave door tags concerning problem areas. Saturday – July 10, 2021 the volunteer workers will begin the Door to Door back check to see if correction has been made.

Painting – There was no report.

Social – Ms. Khan-McKibben reported the committee is planning a July 4th party with food, drink, and petting zoo. They plan to also celebrate Four Colonies 50th anniversary at the same time.

Communications – There was no report.

Long Range Planning Committee – There was no report.

Ms. Khan-McKibben made the motion to adjourn, seconded by Mr. Wright. The meeting adjourned at 7:15 p.m.

Respectfully Submitted By:

Sara Hurley, Secretary

Approved On

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

A = Abstain Y = Yes N = No

BOARD OF DIRECTORS VOTING RECORD
FOR THE – May 17, 2021 MEETING

Four Colonies Homes Association

Balance Sheet 5-31-21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
10100 Petty Cash	500.00			500.00
10200 National BK of KC Operating CH	1,197,802.87			1,197,802.87
10209 Great Western Bank		247,614.56		247,614.56
10210 United Missouri Bank		253,038.93		253,038.93
10212 Bank Of Labor 1		143,999.63		143,999.63
12000 Unit Dues Receivable	121,514.86			121,514.86
12100 Accrued Interest Receivable	7,315.01			7,315.01
12400 Allowance for Delinquent Dues	(67,519.98)			(67,519.98)
12800 Prepaid Insurance	13,080.89			13,080.89
12825 Prepaid Income taxes	482.00			482.00
15257 Bank Of Labor 2		116,342.97		116,342.97
15263 Fidelity Bank Reserve		255,708.57		255,708.57
17100 Improvements			2,651,512.93	2,651,512.93
17200 Clubhouse			438,600.00	438,600.00
17300 Clubhouse Improvements			217,743.25	217,743.25
17400 Trucks/Equipment			48,267.43	48,267.43
17500 Furniture/Appliances			5,476.08	5,476.08
17600 Pool			356,546.43	356,546.43
17700 Computers			6,934.05	6,934.05
17800 Land			913,175.69	913,175.69
18100 Accumulated Depreciation			(1,520,817.44)	(1,520,817.44)
TOTAL ASSETS	<u>1,273,175.65</u>	<u>1,016,704.66</u>	<u>3,117,438.42</u>	<u>5,407,318.73</u>
	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
21286 Note Payable Ford 2020 Truck	28,669.58			28,669.58
22250 Prepaid Homeowner Dues	26,108.13			26,108.13
22260 Accrued Payroll	5,779.07			5,779.07
22270 Accrued Interest	262.91			262.91
22300 Clubhouse Deposits	1,300.00			1,300.00
23100 Contract Liabilities - Roofs	597,261.00			597,261.00
23120 Contract Liabilities - Gutters	123,638.44			123,638.44
23130 Contract Liability - Painting	31,220.84			31,220.84
Subtotal Current Liabilities	<u>814,239.97</u>	<u>0.00</u>	<u>0.00</u>	<u>814,239.97</u>
	=====	=====	=====	=====
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	2,750,333.83			2,750,333.83
Current Year Net Income/(Loss)	319,491.61	0.00	0.00	319,491.61
Subtotal Equity	<u>4,593,078.76</u>	<u>0.00</u>	<u>0.00</u>	<u>4,593,078.76</u>
	=====	=====	=====	=====
TOTAL LIABILITIES & EQUITY	<u>5,407,318.73</u>	<u>0.00</u>	<u>0.00</u>	<u>5,407,318.73</u>
	=====	=====	=====	=====

Four Colonies Homes Association

Income/Expense 5-1-21-5-30-21

Account	Description	Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	102,706.17	513,530.85
33010	Reserves - Roof Replacement	15,999.50	79,997.50
33020	Roof Repair	1,875.00	9,375.00
33030	Gutters	3,188.12	15,940.60
33031	Gutter Repair	833.33	4,166.65
33040	Paint - Homes	16,153.32	80,766.60
33050	Paint/Roof - Garage	261.68	1,308.40
33060	Paint/Roof - Carport	530.35	2,651.75
33070	Light Credit	(3.50)	(17.50)
34000	Clubhouse Rentals	200.00	1,700.00
34010	Clarion	240.00	660.00
34020	Interest-Regular	658.85	2,817.79
34022	Major Improvements Interest	55.10	6,107.30
34030	Misc. Other	0.00	329.00
34045	Income Pool Cards	50.00	60.00
	Subtotal Income	142,747.92	719,393.94
EXPENSES			
General & Administrative			
50011	Payroll	18,250.15	107,219.31
50021	Accounting Fees	237.95	1,164.75
50031	Annual Audit/Tax Prep	6,600.00	6,600.00
50040	Web Page Maintenance	50.00	150.00
50041	Computer	54.68	218.72
50051	Copier Expense	153.10	831.93
50061	Collection Expense (Del Due)	(87.00)	(287.00)
50071	Insurance	0.00	110.00
50091	Legal	0.00	1,360.00
50111	Office Materials/Supplies	193.86	1,140.04
50112	Annual Meeting	0.00	1,382.85
50131	Postage	0.00	276.85
50141	Security Alarm	181.29	2,631.46
50151	Professional Services	299.08	1,730.96
50161	Taxes (corporate income)	1,704.00	1,704.00
50171	Taxes-other(property/licenses)	0.00	774.73
50231	Office Telephone	279.59	1,794.88
50232	Communication Expense	386.47	469.85
	General & Administrative	28,303.17	129,273.33

	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51032 Contract - Trash	8,825.52	43,330.02
51042 Contract - Pool	0.00	3,768.70
51043 Keri System (Pools)	185.20	889.00
51052 Contract - Lawn	14,162.50	70,812.50
51053 Yard Waste Pick Up	1,376.97	2,753.94
51055 Entrance/Clubhouse Seasonal	628.32	628.32
51062 Contract Tree Trimming	0.00	19,900.00
51063 Tree Maintenance	0.00	13,500.00
51072 Snow Removal/Chemicals	0.00	21,640.50
51092 Grounds Improvements	118.98	402.06
51095 Public Relations	15.30	15.30
51115 Common Facilities Maintenance	5,447.08	12,006.74
51116 Termite Treatment Clubhouses	0.00	1,131.93
51123 Common Area Seeding/Turf Rep	852.00	852.00
51142 Utilities	1,981.23	15,067.12
51152 Truck Maintenance/Golf Cart	352.94	1,272.66
51153 Purchase New Truck	774.27	3,871.35
51162 Tools/Equip/Supplies	0.00	156.30
	<hr/>	<hr/>
Common Area Maintenance	34,720.31	211,998.44
Residential Maintenance		
52013 Paint Homes	23,800.00	23,800.00
52034 Paint Residential Fences	4,576.00	4,576.00
52043 Residential-Roof Repairs	0.00	1,382.00
52053 Gutter -Repairs	1,006.50	2,924.00
	<hr/>	<hr/>
Residential Maintenance	29,382.50	32,682.00
Major Improvements/Repair		
53024 Retaining Wall Replacement	0.00	25,000.00
53037 Erosion	24.55	769.55
53095 Clubhouse Improvement Project	0.00	179.01
	<hr/>	<hr/>
Major Improvements/Repai	24.55	25,948.56
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
	<hr/>	<hr/>
TOTAL EXPENSES	92,430.53	399,902.33
	<hr/>	<hr/>
Current Year Net Income/(loss	50,317.39	319,491.61
	=====	=====



JULY 2021

JOYCE ZIBRO

Your Real Estate Specialist
since 1976

Four Colonies Resident
since 1973

HAPPY 4th OF JULY



LISTINGS AND SALES MAY 25 - JUNE 23

I hate to sound like a broken record, but there are no Four Colonies properties listed in Heartland MLS as the July Clarion goes to press. Three properties came on the market in June and all three sold in one day. The three: a Chateau 3 bedroom 1/1 baths split level with a single car attached garage, listed at \$190,000; a Chalet two-story 3 bedroom 2/1 baths and double garage, listed at \$200,000; and a free-standing Garden View Home front-to-back split level Windham plan with 4 bedrooms and 3 baths and double garage, listed at \$299,950. All three homes sold in one day. A 4th property, a 3 bedroom 1/2 baths end unit ranch, which had previously sold, flipped, came back on the market and sold.

SELLS OVER \$300,000 !

I sold the first Four Colonies to close at over \$300,000 !!! I represented the Seller in the sale of a beautiful Hampton plan 1.5 story Garden View Home with 4 bedrooms, 4/1 baths, lovely finished walk-out level, new paint, carpet, bathroom, expanded deck and updated kitchen, double attached garage.

IT'S A SELLER'S MARKET FOR SURE

No doubt about, Looks like properties will continue to sell quickly with ever rising sale prices. Call me. Desperately in need of inventory

HAVE A HAPPY AND SAFE 4TH OF JULY!!!

JOYCE ZIBRO
RE/MAX REALTY SUBURBAN
913-645-9144
JoyceZibro@remax.net
www.JoyceZibro.com



KANSAS CITY REGIONAL HOMES, INC.

913-538-6900

JIM LINDSEY - AGENT

913-515-4178

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.

CALL IF INTERESTED.



VETERAN

**Behind every great man is a
woman rolling her eyes.**

**FELLOW 4 COLONIES RESIDENT
HAS BUYERS!!!**

My buyers are looking for a Single Family, Patio Villa or Townhouse

Needs: Master Bedroom on main level

At least three bedrooms/two bath

Basement (finished or unfinished)

Garage (attached or detached)

If you are thinking of moving, please give me a call!

YOU HAVE A CHOICE IN REALTORS!

CALL SUZI SANDERSON, 913-209-9782

Boveri Realty Group, suzi@rof.net

GREECE 2022



We're replacing "Corona" with
Ouzo – GREECE here we come!!!

Email Suzi Sanderson,
suzi@rof.net, or call Suzi at
913-209-9782. Hotel and air
packages with Delta Vacations
available.



In order to reserve your cabin for 2022,
you only need to put down a \$300
refundable deposit. In November, we will be
able to book the air and hotel in Athens
(will do my best to get us on the non-stop
flight from Atlanta to Athens). At that time,
an additional \$300/pp will be due. Call or
email me your credit card number ASAP!


ITINERARY Sept. 21-Oct. 1st, 2022

- 9/21 Fly from US to Athens, arriving at 10am on 5/20
- 9/22-24 Two night stay at the Athens Hotel
- 9/23 Full day tour to Delphi – Optional
- 9/24 Have your bags packed & downstairs at 8am – (Optional) Half Day City Tour of Athens
Then the bus will drop us off at the pier!!!
- 9/24 Set sail at 5:00pm – All Aboard for Paradise!
- 9/25 Kusadasi, Turkey – Included Tour-Hellenistic ruins of Ephesus - One of the Seven
Wonders of the Ancient World (Other optional tours available)
- 9/26 Welcome to Rhodes – a medieval tour of Lindos & Citadel of the Knights-Included
- 9/27 We arrive in Crete at the port of St. Nicholas at 8am –Optional tour of Minoan Palace
and explore the first European civilization there then a visit to a local Vineyard and a
one hour dancing experience – not to be missed! Depart at Midnight!
- 9/28 Arrive into Santorini at 7am – boats will take us on shore then you'll take the cable car
(E12) up to town. Get your photo taken with the donkeys but don't take them down
the hill!
Optional Tour to Akrotiri – a whole city buried-whole day tour after breakfast, lunch on
your own at the beach, wine tasting, watch sunset. Depart Santorini at 2:30am.
- 9/29 Arrive into Milos from 8:30am – Optional Tour to beaches -don't miss the watermelon
pie! Or just wander through this charming village. Depart at 1:30pm!
- 9/30 Arrive into Mykonos at 7pm – shuttles into town. Great nude beach geared towards
gays. Lots of shopping, great beach and entertainment at night! Full day on your own
9/30 .Depart Mykonos at 11pm – get ready for early departure on 10/1.
- 10/1 Arrive into Athens at 9am – our flight leaves at 12N so you will have to tote your own
bags to the departure station and be ready to disembark immediately!!! Cutting it
close!


CRUISE PRICE FOR TWO: \$3538 FOR A JUNIOR SUITE WITH A BALCONY
\$4238 FOR ONE BEDROOM SUITE WITH BALCONY

**Price includes port charges and fees, gratuities, two excursions, all drinks and food!!*

JULY 2021

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2 <small>PEGATHS 87th St Coffee 9:00am</small>	3 <small>RENTAL CH 3</small>
4 <small>JULY 4TH PARTY CH 3</small>	5 <small>OFFICE CLOSED</small>	6	7 <small>BOOK CLUB</small>	8	9 <small>PEGATHS 87th St Coffee 9:00am</small>	10
11 	12 <small>YARD WASTE PICK UP</small>	13	14	15 <small>CLARION DEADLINE</small>	16 <small>PEGATHS 87th St Coffee 9:00am</small>	17
18	19 <small>BOARD MEEING 5:45 PM</small>	20 <small>BUNKO</small>	21	22	23 <small>PEGATHS 87th St Coffee 9:00am</small>	24
25	26	27	28	29	30 <small>PEGATHS 87th St Coffee 9:00am</small>	31 <small>RENTAL CH 1 RENTAL CH 3</small>

AUGUST 2021

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3 <small>ELECTION CH3</small>	4 <small>BOOK CLUB</small>	5	6 <small>PEGATHS 87th St Coffee 9:00am</small>	7
8 	9 <small>YARD WASTE PICK UP</small>	10	11	12	13 <small>PEGATHS 87th St Coffee 9:00am</small>	14
15	16 <small>BOARD MEEING 5:45 PM</small>	17 <small>BUNKO</small>	18	19 <small>CLARION DEADLINE</small>	20 <small>PEGATHS 87th St Coffee 9:00am</small>	21

NEXT BOARD MEETING JULY 19, 2021