

The Clarion

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

VOLUME 11, ISSUE 7

JULY 2022

SPECIAL POINTS OF INTEREST

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HAPPY 4th of JULY !!!!

President's Message July 2022

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While summer is about half over there is still plenty of time to enjoy our pools, tennis and basketball courts and walkways.

We just came through an unusually hot June and hope all of you made it OK. Going forward, as I have said in the past, for optimum operation and cooling be sure to clear away any trees, bushes or debris that may be covering your outside air conditioning unit.

Two of our swimming pools were slow to open due to problems but both have been fixed and now all four pools are up and running.

PLEASE LOWER THE UMBRELLAS at the pools before you leave. Our main pool at Clubhouse 3 now has only one umbrella, because the others were left open and then damaged by wind. We cannot replace damaged ones this year. Close them.

The city's construction on Quivira damaged our irrigation system on that stretch of roadway. We are aware that the lack of watering may lead to some browning of grass on those berms. Our staff has been assured by the city that its crews will restore the damaged water lines.

Enjoy the rest of the summer and if you see me on the walkways say "Hi".

Bob Burgdorfer
President, Four Colonies Homes Association

REMINDER FOUR COLONIES HOMEOWNERS

**The homes in Four Colonies are not condos.
Four Colonies is a PUD development.
The homes in Four Colonies are individually owned and all
homeowners need full homeowner's insurance coverage.
Four Colonies has insurance on the common areas only
(Clubhouses, pools & etc.).**

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.**

POOLS OPEN MAY 28, 2022

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

Adult pool will open at 8:00 am Monday through Friday.

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 waste 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 PREMISES, 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**

**2022 FOUR COLONIES
NEIGHBORHOOD GARAGE SALE**

8:00am to 4:00 pm.

Friday September 9,

Saturday September 10

and Sunday September 11

Weather should be great!



Get out and say Hi to your neighbors!

Clean out your closets and garage

and make some money!

Thanks for your participation.

Four Colonies

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

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 or email the office and they will pass the information to us.



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**

2022

Gecko Painting Paint Order

- 1 8005-07 Monrovia**
- 2 8009-11 Monrovia**
- 3 8000-02 Colony Lane**
- 4 8004-06 Colony Lane**
- 5 8008-10 Colony Lane**
- 6 8012-14 Colony Lane**
- 7 8016-18 Colony Lane**
- 8 8020-22 Colony Lane**
- 9 8024-26 Colony Lane**
- 10 8028-30 Colony Lane**
- 11 8032-34 Colony Lane**
- 12 8036-38 Colony Lane**
- 13 8040-42 Colony Lane**
- 14 8044-46 Colony Lane**
- 15 8048-50 Colony Lane**
- 16 8052-54 Colony Lane**
- 17 8056-58 Colony Lane**

2022

R H Painting Paint Order

- 1 12217-19-21-23-25-27 W. 79th Place
- 2 12200-02-04-06-08-10 W. 79th Terrace
- 3 12101-03-05-07-09-11 W. 79th Terrace
- 4 12125-27-29-31 W. 79th Terrace
- 5 12209-11-13-15-17-19 W. 79th Terrace
- 6 8041-43-45-47-49-51 Monrovia
- 7 8053-55-57-61 Monrovia
- 8 8063-65-67-69-71-73 Monrovia
- 9 8079 Colony Lane
- 10 8070 Colony Lane
- 11 8068 Colony Lane
- 12 8064 Colony Lane
- 13 8149-51-53-55-57-59 Monrovia
- 14 8185-87-89-91 Monrovia
- 15 8161-63-65-67-69-71 Monrovia
- 16 8023-25-27-29-31-33 Halsey
- 17 8035-37-39-41 Halsey
- 18 8148-50-52-54-56-60 Halsey
- 19 8203 Halsey
- 20 8205 Halsey
- 21 8207 Halsey
- 22 8209 Halsey

**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
May 16, 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	

The Homeowner’s Forum started at 5:45 p.m. There were six homeowners present. The following topics were discussed: mowing, street resurfacing, and drainage.

President Bob Burgdorfer called the Regular Board Meeting of May 16, 2022 to order at 6:22 p.m. A quorum was present.

Mr. Wright made the motion to ratify the Board members elected April 18, 2022 (Amy Guion, Linda Khan-McKibben, and David Williams). Ms. Hurley seconded. The motion passed. **(Vote #1)**

Mr. Wright made the motion to ratify the officers that were elected in the executive session on April 18, 2022. They are:

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

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

Ms. Kowalewski made the motion to accept March 21, 2022, Regular Board Meeting minutes as written. Ms. Guion seconded and the motion passed. **(Vote #3)**

Mr. Wright made the motion to accept April 13, 2022, Special Board Meeting minutes as written. Ms. Hurley seconded and the motion passed. **(Vote #4)**

Ms. Guion made the motion to accept April 18, 2022, Annual Homeowners Meeting minutes as written. Mr. Wright seconded and the motion passed. **(Vote #5)**

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 – There was no report.

Common Facilities – Mr. Burgdorfer reported the committee is working on several projects.

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

Grounds- Mr. Williams reported that pride in property committee is planning to start property inspections on June 25, 2022.

Painting – There was no report.

Social – Ms.Khan-McKibben reported the committee is planning a 4th of July party. It will be at Clubhouse 3 – 12:00pm to 3:00pm on Monday July 4th.

Long Range Planning Committee – Mr. Wright did a review of the current street work.

The Board went into Executive Session at 6:55 pm.

The Board returned from Executive Session at 7:45 pm.

Ms. Weishaar made the motion to adjourn, seconded by Mr. Wright. The meeting adjourned at 7:50 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	Y	Y				
Sara Hurley	Y	Y	Y	Y	Y				
Linda Khan-McKibben	Y	Y	Y	Y	Y				
Evie Kowalewski	Y	Y	Y	Y	Y				
Stefanie Weishaar	A	A	Y	A	A				
David Williams	Y	Y	Y	A	Y				
Gregory Wright	Y	Y	Y	Y	Y				
Bob Burgdorfer				Y					

A = Abstain Y = Yes N = No
 BOARD OF DIRECTORS VOTING RECORD
 FOR THE –May 16, 2022 MEETING

Four Colonies Homes Association

Balance Sheet 12-31-21

Account Description	Operating	Reserves	Other	Total
ASSETS				
10100 Petty Cash	500.00			500.00
10200 National BK of KC Operating CH	1,365,816.40			1,365,816.40
10209 Great Western Bank		247,629.28		247,629.28
10210 United Missouri Bank		253,419.52		253,419.52
10212 Bank Of Labor 1		143,999.63		143,999.63
12000 Unit Dues Receivable	130,349.42			130,349.42
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		256,018.60		256,018.60
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	1,450,023.74	1,017,410.00	3,117,438.42	5,584,872.16
	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
21286 Note Payable Ford 2020 Truck	28,669.58			28,669.58
22250 Prepaid Homeowner Dues	24,380.42			24,380.42
22260 Accrued Payroll	5,779.07			5,779.07
22270 Accrued Interest	262.91			262.91
22300 Clubhouse Deposits	1,375.00			1,375.00
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	812,587.26	0.00	0.00	812,587.26
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)	498,697.75	0.00	0.00	498,697.75
	-----	-----	-----	-----
Subtotal Equity	4,772,284.90	0.00	0.00	4,772,284.90
	-----	-----	-----	-----
TOTAL LIABILITIES & EQUITY	5,584,872.16	0.00	0.00	5,584,872.16
	=====	=====	=====	=====

Four Colonies Homes Association

Account	Description	Income/Expense	5-1 - 5-31-22	Current Actual	Year-To-Date Actual
INCOME:					
33000	Administrative & Common Area			105,786.24	528,931.20
33010	Reserves - Roof Replacement			16,534.62	82,673.10
33020	Roof Repair			1,875.00	9,375.00
33030	Gutters			3,309.38	16,546.90
33031	Gutter Repair			833.33	4,166.65
33040	Paint - Homes			16,639.32	83,196.60
33050	Paint/Roof - Garage			269.53	1,347.65
33060	Paint/Roof - Carport			546.59	2,732.95
33070	Light Credit			(3.50)	(17.50)
34000	Clubhouse Rentals			500.00	3,250.00
34010	Clarion			150.00	870.00
34020	Interest-Regular			18.24	49.78
34022	Major Improvements Interest			44.66	541.29
34030	Misc. Other			6.79	71.12
34040	Misc. Owner Income			0.00	30.00
34045	Income Pool Cards			40.00	90.00
	Subtotal Income			146,550.20	733,854.74
 EXPENSES					
General & Administrative					
50011	Payroll			18,623.26	109,253.51
50021	Accounting Fees			237.95	1,189.75
50031	Annual Audit/Tax Prep			0.00	2,650.00
50040	Web Page Maintenance			50.00	75.00
50041	Computer			54.68	218.72
50051	Copier Expense			153.10	795.09
50061	Collection Expense (Del Due)			0.00	(100.00)
50071	Insurance			0.00	90.00
50091	Legal			0.00	1,141.50
50111	Office Materials/Supplies			132.71	1,471.55
50112	Annual Meeting			136.98	2,320.19
50131	Postage			0.00	300.16
50141	Security Alarm			191.07	2,604.36
50151	Professional Services			287.30	1,729.51
50171	Taxes-other(property/licenses)			0.00	654.45
50231	Office Telephone			278.96	1,378.66
50232	Communication Expense			163.91	163.91
50242	Service Charges			(15.00)	0.00
	General & Administrative			20,294.92	125,936.36

	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51032 Contract - Trash	9,346.34	44,788.62
51042 Contract - Pool	0.00	1,480.00
51043 Keri System (Pools)	185.20	1,313.65
51052 Contract - Lawn	14,700.00	73,500.00
51053 Yard Waste Pick Up	1,480.25	2,857.22
51055 Entrance/Clubhouse Seasonal	517.98	517.98
51062 Contract Tree Trimming	0.00	19,900.00
51063 Tree Maintenance	0.00	22,650.00
51072 Snow Removal/Chemicals	0.00	25,943.75
51082 Pool Maintenance/Improvements	0.00	3,425.51
51092 Grounds Improvements	106.93	626.22
51095 Public Relations	590.00	772.66
51115 Common Facilities Maintenance	13,860.58	18,243.00
51116 Termite Treatment Clubhouses	0.00	1,131.93
51123 Common Area Seeding/Turf Rep	19.44	848.88
51142 Utilities	2,750.40	17,649.05
51152 Truck Maintenance/Golf Cart	517.92	2,386.97
51153 Purchase New Truck	774.27	3,871.35
51162 Tools/Equip/Supplies	32.33	270.34
	<hr/>	<hr/>
Common Area Maintenance	44,881.64	242,177.13
Residential Maintenance		
52013 Paint Homes	16,650.00	28,050.00
52034 Paint Residential Fences	4,832.00	8,432.00
52043 Residential-Roof Repairs	314.00	4,753.00
52053 Gutter -Repairs	1,738.00	4,309.29
	<hr/>	<hr/>
Residential Maintenance	23,534.00	45,544.29
Major Improvements/Repair		
53014 Street Repair	900.00	404,018.00
53024 Retaining Wall Replacement	0.00	25,000.00
53037 Erosion	0.00	16,242.28
53056 Outdoor Basketball Court	328.21	3,250.21
53092 Paint Exterior Clubhouses	0.00	22,500.00
53095 Clubhouse Improvement Project	0.00	2,576.60
	<hr/>	<hr/>
Major Improvements/Repai	1,228.21	473,587.09
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
	<hr/>	<hr/>
TOTAL EXPENSES	89,938.77	887,244.87
	<hr/>	<hr/>
Current Year Net Income/(loss	56,611.43	(153,390.13)
	=====	=====

\$\$ PAYING CASH \$\$

**THINKING ABOUT DOWNSIZING OR
JUST WANT TO GET SOME STUFF GONE?**

I'M ALWAYS BUYING!

**OLD JEWELRY, COINS, POCKET WATCHES,
POCKET KNIVES, MILITARY ITEMS, OLD TRAINS,
CROCKS, OIL LAMPS, OLD TOYS, GLASSWARE,
OLD CLOCKS, OLD FANS, COCA COLA ITEMS,
SPOOL CABINETS, OLD FURNITURE.....**

**MOST OLD ITEMS ARE CONSIDERED AND COULD
PROVIDE SOME ADDITIONAL SPENDING
MONEY FOR YOU!**

**PLEASE CALL PATRICIA,
A COLONY WOODS RESIDENT. 913-515-2950**



JULY 2022
JOYCE ZIBRO
Your Real Estate Specialist
since 1976
Four Colonies Resident
since 1973



LOW INVENTORY STILL

No Four Colonies properties are listed for sale (in Active status) in the Heartland MLS as the July edition of The Clarion goes to press.

May 26, 2022 to June 20, 2022 — 8 PROPERTIES SOLD

A total of 8 homes came onto the market and went under contract during this time.

- 4 Maisonette II floor plans: 2 stories, 2 bedrooms, 2½ bathrooms. The list prices ranged from \$180,000 to \$250,000.

- 2 Chalet floor plans: Half-duplex, 2 stories, 2 car garage, 3 bedrooms, and 2½ bathrooms. The list prices were \$225,000 and \$250,000.

2 free-standing Garden View villas with list prices of \$275,000 (Hampton floor plan) and \$330,000 (Bristol floor plan).

Since the last newsletter, 4 homes closed escrow, and all sold at asking price or above. We have a new Four Colonies high sale—\$391,000.

There is 1 free-standing villa in “Coming Soon” status.

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.

Mortgage interest rates continue to rise, but don't seem to have much of an effect yet. That may be due to high rental costs; many renters are still looking to buy!

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

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.

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

“I’m 85 and my body is full of aches and pains.”

“Well, I’m 85 and I feel like a newborn baby.”

“Really?”




“Yep, no teeth, no hair, and I just wet my pants.”

I NEED YOUR HELP!




My sweet sister lost her husband just before Christmas and needs to downsize from her four bedroom house to something smaller with less yard to mow! **She is interested in a Patio/Villa home – at least 3 bedrooms/2 baths with a garage and preferably with the Master Bedroom on main level.** If you are thinking about selling in this great market, please give me a call – you can save 3% commission by just working with me because there won’t be another agent involved. On a \$280,000 patio/villa home, that’s an \$8400 savings!!!! **Please call me, Suzi Sanderson with BOVERI REALTY GROUP LLC, 913- 209-9782. I live in Four Colonies and love it and it would be perfect for her.**

Thank you. You can email me too at suzi@rof.net

JULY 2022

SUN	MON	TUE	WED	THU	FRI	SAT
					1 <i>Sunrise</i> <i>Coffee 9:00am</i>	2 RENTAL CH 1
3	4  OFFICE CLOSED JULY 4TH PARTY CLUBHOUSE 3 12:00 PM 	5	6	7	8 <i>Sunrise</i> <i>Coffee 9:00am</i>	9
10 	11 YARD WASTE PICK UP	12	13 NO BOOK CLUB 	14	15 <i>Sunrise</i> <i>Coffee 9:00am</i>	16
17	18 BOARD MEETING CH3 5:45 PM	19 BUNKO	20	21 CLARION DEADLINE	22 <i>Sunrise</i> <i>Coffee 9:00am</i>	23
24 RENTAL CH 3	25	26	27	28	29 <i>Sunrise</i> <i>Coffee 9:00am</i>	30
31						

AUGUST 2022

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

NEXT BOARD MEETING JULY 18, 2022