

The Clarion

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

VOLUME 12, ISSUE 7

JULY 2023

SPECIAL POINTS OF INTEREST

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HAPPY 4th of JULY!!

President's Message JULY 2023

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As we welcome July and celebrate our nation's Independence Day, please be aware of the City of Lenexa's fireworks regulations: *Article 3-6-B of the Lenexa City Code...In an effort to prevent damage to property, reduce burn injuries, and protect lives, fireworks are prohibited within the City of Lenexa.*

Bring your family to our annual July 4th celebration on Saturday July 1st, hosted by the Social Committee in the Clubhouse 3 pool area. Look for signs for details. There will be a petting zoo for the kiddos, games, and activities.

Many homeowners are wanting to make home improvements during the summer. Please be sure to complete the Architectural Project Review form for any home modifications, fence improvements, or landscaping/planting outside your home's plot/common ground areas. Failure to get approval for landscaping on common ground areas may result in the removal of your efforts. We need to ensure that the requests are appropriate for the area, will be able to be maintained and will not interfere with our lawncare services, planned care in the area, drainage, etc.

Please welcome Rich Schneider to the Board of Directors, filling the opening from a recent Board resignation. Rich moved here in January from Nebraska to be closer to family. Please welcome Rich to the neighborhood and to the Board – he will be a great asset to our community.

Stefanie Weishaar
President, Four Colonies Homes Association

RECYCLING

THE FOLLOWING CAN BE PUT IN YOUR RECYCLE BIN

PAPERS

Newspapers, newspaper slicks, magazines, junk mail, office paper, catalogs.
Phone Books

BOXES

Corrugated cardboard (heavier boxes with wavy middle), chipboard (cereal and household product boxes) and carrier stock (soft drink and beer boxes).
Remove all merchandise, bags and packaging. Flatten boxes into 2' by 2' pieces

PLASTICS

Plastic containers and plastic bottles marked with #1 through #7 surrounded by a triangle.
Rinse and remove caps

METALS

Aluminum, steel food and beverage cans. Labels are ok.
Please rinse. Place lid inside of can.

**NO GLASS, STYROFOAM, PLASTIC BAGS OR PLASTIC FILM
NO FOOD SOILED CARDBOARD, TISSUES OR WAX COATED PAPER**

POOLS OPEN MAY 27, 2023

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 wastes 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.



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.

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.

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

 FOUR COLONIES' BOOK CLUB SELECTIONS 2022-23 Second Wednesday: Social – 7 p.m.; Book Discussion – 7:30 p.m.				
Date	Book Title	Author	Book Type	Reviewer/Host
July 2021	No meeting			
August 2	Oryx and Crake	Margaret Atwood Science Fiction	An unforgettable love story and a compelling vision of the future	TBA
September 6	Select books for next year and party!!!			

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. Email or call the office to schedule.

office@fourcolonies.net—or 913-888-4920



2023

R H PAINTING PAINT ORDER

1	8121 Halsey	Garden Villa
2	8123 Halsey	Garden Villa
3	8125,27 Halsey	Garden Villa
4	8129 Halsey	Garden Villa
5	8131 Halsey	Garden Villa
6	8133,35 Halsey	Garden Villa
7	8137 Halsey	Garden Villa
8	8201 Halsey	Garden Villa
9	8013-15 Monrovia	Duplex
10	8017-19 Monrovia	Duplex
11	8021-23 Monrovia	Duplex
12	8030 Monrovia	Freestanding
13	8038 Monrovia	Freestanding
14	8050 Monrovia	Freestanding
15	8054 Monrovia	Freestanding
16	8056 Monrovia	Freestanding
17	8058 Monrovia	Freestanding
18	8064 Monrovia	Freestanding
19	8066 Monrovia	Freestanding
20	8068 Monrovia	Freestanding
21	8084 Monrovia	Freestanding
22	8086 Monrovia	Freestanding
23	8090 Monrovia	Freestanding
24	8111,13,15,19 Monrovia	4 plex
25	8121,23,25,27 Monrovia	4 plex
26	8129,31,33,35,37,39 Monrovia	6 plex
27	8141,43,45,47 Monrovia	4 plex
28	8148 Monrovia	Freestanding
29	8162 Monrovia	Freestanding
30	8173,75,77,79,81,83 Monrovia	6 plex
31	8263,65,67,69 Monrovia	4 plex
32	12113,15,17,19,21,23 W. 79th Terrace	6 plex
33	12212,14,16,18 W. 79th Terrace	4 plex
34	12220,22,24,26,28,30 W. 79th Terrace	6 plex
35	12301 W. 82nd Place	Freestanding
36	12331 W. 82nd Place	Freestanding
37	12360 W. 82nd Place	Freestanding
38	12364 W. 82nd Place	Freestanding
39	12384 W. 82nd Place	Freestanding
40	12410 W. 82nd Place	Freestanding
41	11904 W. 82nd Terrace	Garden Villa
42	11906,08 W. 82nd Terrace	Garden Villa
43	11910 W. 82nd Terrace	Garden Villa
44	11912 W. 82nd Terrace	Garden Villa
45	11914 W. 82nd Terrace	Garden Villa
46	11905 W. 82nd Terrace	Garden Villa
47	11907,09 W. 82nd Terrace	Garden Villa
48	11911 W. 82nd Terrace	Garden Villa
49	12001 W. 82nd Terrace	Garden Villa
50	12005,07 W. 82nd Terrace	Garden Villa
51	12009 W. 82nd Terrace	Garden Villa
52	12011 W. 82nd Terrace	Garden Villa
53	12013 W. 82nd Terrace	Garden Villa
54	12015 W. 82nd Terrace	Garden Villa
55	12017 W. 82nd Terrace	Garden Villa
56	12019 W. 82nd Terrace	Garden Villa
57	12116,18,20,22,24 W. 82nd Terrace	5 plex
58	12403 W. 82nd Terrace	Freestanding
59	12426 W. 82nd Terrace	Freestanding
60	12434 W. 82nd Terrace	Freestanding
61	12438 W. 82nd Terrace	Freestanding
62	12552 W. 82nd Terrace	Freestanding
63	12583 W. 82nd Terrace	Freestanding



Curbside Yard Waste Recycling Service

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

www.CompostConnection.com
Office@CompostConnection.com

Four Colonies Homes Association Yard Waste Pickup

20 Paper Bags or Bundles Per Household

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

Your Association is providing monthly yard waste collection service for your residence. Collection will be made on the dates listed above. If you would like more information, please contact Compost Connection at 816.761.8300 and reference your association.

To provide the best possible service for the collection of your yard waste, please use the following guidelines.

- **Yard Waste Route Service begins at 6:00 a.m.** Route times vary depending on time of year and number of trucks on the route. Always have out by 6:00 am and easily accessible from the street. If items are blocked by cars or other materials, they may not be collected. Please keep yard waste bags separate from trash and recycling carts so they are easy to view and are not damaged by collection equipment.
- **Collection Limit – 20 items per pickup.** Additional bags will be picked up if you have an over limit sticker or have contacted the office to arrange for additional payment of \$1.50 per bag.
- **Paper Bags or Bundles Only.** Bundles should be 18" x 36" and double tied with rope.
 - * We only pick up natural yard waste including grass, leaves, tree limbs, flowers, plants (without their pots), walnuts, acorns, apples, Christmas trees, etc. No animal waste accepted.
 - * Please tie brush securely with rope or twine – not wire. Mark bundles of thorns for the driver's safety.
 - * Christmas Trees are the only items that do not require bagging or bundling. We will accept Christmas trees up to 6' in length, if larger please cut in half.
 - * Small cardboard boxes may be used provided they are no larger than the size and weight limits. We suggest boxes for fruits, small brush, wood, or items that would easily break a bag during removal.
- **Maximum item weight is 50 pounds.** Do not use plastic tape on paper bags since it is not biodegradable. Please fold down the tops of bags.

All materials collected are taken to a licensed compost facility. This recycling facility does not allow for ANY trash, landscape, or construction materials. If bags contain trash or foreign materials, they will have to be left at the curb. Any plastic inside your bag will be considered trash and not picked up. We do NOT collect animal waste.

We appreciate your business and look forward to working with you.

Compost Connection 816-761-8300
Email: office@compostconnection.com

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

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

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

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

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

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

SIGN UP NOW FOR ELECTRONIC DUES PAYMENT

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

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

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

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

REMINDER

Everyone needs to pick up after their pets.

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

IN THE KNOW

Communication for the Four Colonies Community

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

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

To join IN THE KNOW, just fill in your e-mail address below and drop this information off at the office, email - the office at office@fourcolonies.net or call the office (913) 888-4920.

Name _____

E-Mail Address _____

Phone # _____

How to reach us:
 Phone: 913-888-4920
 Fax: 913-888-6732
Four Colonies Office E-Mail:
office@fourcolonies.net
Four Colonies WEB Site:
www.fourcolonies.net

**BOARD MEETINGS
 ALWAYS THE 3RD MONDAY
 OF THE MONTH**

**Satellite Dish
 Do's & Don'ts**
Do Not place on roof.
Put in inconspicuous place.
**Place under roof, on siding, as close
 to top as possible.**
Attach to chimney.
Place on pole inside fence.
Place on fence.
**Not on common grounds and tree on
 common grounds cannot be removed.**

**REPUBLIC SERVICES
 TRASH REMOVAL
 HOLIDAYS SCHEDULE
 RESIDENTIAL CUSTOMERS**

OBSERVED HOLIDAY

NEW YEARS DAY

MEMORIAL DAY

INDEPENDENCE DAY

LABOR DAY

THANKSGIVING DAY

CHRISTMAS DAY

**Should one of the above holidays
 fall on your**

**Normal pick-up day, your waste will be
 picked up one day later that week.**

ALL OTHER HOLIDAYS THERE WILL BE

NORMAL PICKUP SERVICE.

PARKING REMINDERS

- We do not allow commercial vehicles
- We do not allow vehicles to be stored. If they are not operational or in regular use, they are not allowed to be parked in Four Colonies.
- Article III, Section 3 of the Revised Bylaws

Parking Rights. The Owner or Owners of a Lot which does not have on-lot parking shall be entitled to no more than **two automobile parking spaces** as near to the owned lot as practical. The Owner or Owners of a Lot which has on-lot parking shall be entitled to no more than one additional automobile parking space as near to the owned Lot as practical. Garages and carports shall be considered to be on-lot parking facilities. (Adopted: September 18, 1989)

The second space should not interfere with your neighbors' parking by their front doors. Guests should be instructed to park in a clubhouse parking lot. Any additional vehicles should be parked where they do not interfere with your neighbors parking privileges.

**FOUR COLONIES HOMES ASSOCIATION
REGULAR BOARD MEETING MINUTES**

May 15, 2023

Stefanie Weishaar	President
Robert Burgdorfer	Vice-President
Nancy Bunn	Secretary
Kelly Knisely	Treasurer
Debbie Bearden	
Amy Guion	
Linda Khan-McKibben	
David Williams	
Gregory Wright	
Erin Hallblade	General Manager
Absent: Robert Burgdorfer	

The Homeowner’s Forum started at 5:45 p.m. There were three homeowners present. The following topics were discussed: mowing and tennis courts.

President Stefanie Weishaar called the Regular Board Meeting of May 15, 2023, to order at 6:00 p.m. A quorum was present.

Ms. Weishaar made the motion to ratify the Board members elected April 17, 2023 (Nancy Bunn, Robert Burgdorfer and Kelly Knisely). Ms. Guion seconded. The motion passed. **(Vote #1)**

Ms. Guion made the motion to ratify the officers that were elected in the executive session on April 17, 2023. They are:

Stefanie Weishaar	President
Robert Burgdorfer	Vice-President
Nancy Bunn	Secretary
Kelly Knisely	Treasurer

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

Ms. Guion made the motion to accept March 20, 2023, Regular Board Meeting minutes as written. Mr. Wright seconded, and the motion passed. **(Vote #3)**

Ms. Guion made the motion to accept April 17, 2023, Annual Homeowners Meeting minutes as written. Mr. Wright seconded, and the motion passed. **(Vote #4)**

COMMITTEE REPORTS:

Manager’s Report – Ms. Hallblade read her report. Discussion followed.

New Business- The Board discussed the new change in recycling.

Unfinished Business- There was no unfinished business.

COMMITTEE REPORTS:

Architectural Review – There was no report.

Common Facilities – Ms. Bunn reported that the committee wanted to purchase a Tommy the Truck rider for the playground. Discussion followed. Ms. Bunn made the motion to purchase a Tommy the Truck rider for the playground. Ms. Guion seconded. The motion passed. **(Vote #5)**

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

Grounds- Mr. Williams reported on pride in property plans for this year.

Social – Ms. Khan-McKibben reported the committee is planning a 4th of July party. It will be at Clubhouse 3 – from 12:00pm to 3:00pm on Saturday July 1st.

Long Range Planning Committee – Mr. Wright reported that the street work was complete and that sealcoating of Colony 1 and Colony 2 would be done this fall.

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

The Board returned from Executive Session at 7:26 pm.

Ms. Khan-McKibben made a motion to purchase a wind feature to be installed at the Northwest corner of main Monrovia and 82 Terrace. Mr. Wright seconded, and the motion passed. **(Vote #6)**

Ms. Guion made the motion to adjourn, seconded by Ms. Knisley. The meeting adjourned at 7:30 p.m.

Respectfully Submitted By:

Nancy Bunn, Secretary

Approved On

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

A = Abstain Y = Yes N = No
 BOARD OF DIRECTORS VOTING RECORD
 FOR THE –May 15, 2023, MEETING

Four Colonies Homes Association

Balance Sheet 12-31-22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
10100 Petty Cash	500.00			500.00
10200 National BK of KC Operating CH	997,269.43			997,269.43
10209 First Interstate Bank		248,080.99		248,080.99
10210 United Missouri Bank		253,512.21		253,512.21
10212 Bank Of Labor 1		143,999.63		143,999.63
12000 Unit Dues Receivable	158,522.78			158,522.78
12100 Accrued Interest Receivable	9,622.84			9,622.84
12400 Allowance for Delinquent Dues	(70,972.50)			(70,972.50)
12800 Prepaid Insurance	16,621.20			16,621.20
15257 Bank Of Labor 2		116,574.67		116,574.67
15263 Fidelity Bank Reserve		257,121.41		257,121.41
17100 Improvements			2,716,494.16	2,716,494.16
17200 Clubhouse			438,600.00	438,600.00
17300 Clubhouse Improvements			231,634.25	231,634.25
17400 Trucks/Equipment			48,267.43	48,267.43
17500 Furniture/Appliances			5,476.08	5,476.08
17600 Pool			394,641.43	394,641.43
17700 Computers			6,934.05	6,934.05
17800 Land			913,175.69	913,175.69
17900 Construction in Progress			29,258.00	29,258.00
18100 Accumulated Depreciation			(1,711,400.44)	(1,711,400.44)
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	1,111,563.75	1,019,288.91	3,073,080.65	5,203,933.31
	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
20510 Accrued Income Tax	757.00			757.00
21286 Note Payable Ford 2020 Truck	20,208.32			20,208.32
22250 Prepaid Homeowner Dues	33,222.29			33,222.29
22260 Accrued Payroll	9,195.53			9,195.53
22300 Clubhouse Deposits	2,800.00			2,800.00
23100 Contract Liabilities - Roofs	802,567.00			802,567.00
23120 Contract Liabilities - Gutters	164,388.44			164,388.44
23130 Contract Liability - Painting	49,414.84			49,414.84
	<hr/>	<hr/>	<hr/>	<hr/>
Subtotal Current Liabilities	1,082,553.42	0.00	0.00	1,082,553.42
EQUITY:				
26500 Designated Capital	1,045,300.28			1,045,300.28
27500 Additional Pd - In Capital	477,953.04			477,953.04
28000 Retained Earnings-prior years	2,946,963.14			2,946,963.14
Current Year Net Income/(Loss)	(348,836.57)	0.00	0.00	(348,836.57)
	<hr/>	<hr/>	<hr/>	<hr/>
Subtotal Equity	4,121,379.89	0.00	0.00	4,121,379.89
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES & EQUITY	5,203,933.31	0.00	0.00	5,203,933.31
	=====	=====	=====	=====

Four Colonies Homes Association

Income & Expense 5 -1 to 5-31-23

Account	Description	Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	108,956.44	544,782.20
33010	Reserves - Roof Replacement	17,086.37	85,431.85
33020	Roof Repair	1,875.00	9,375.00
33030	Gutters	3,432.40	17,162.00
33031	Gutter Repair	833.33	4,166.65
33040	Paint - Homes	17,138.12	85,690.60
33050	Paint/Roof - Garage	277.60	1,388.00
33060	Paint/Roof - Carport	562.89	2,814.45
33070	Light Credit	(3.50)	(17.50)
34000	Clubhouse Rentals	800.00	3,950.00
34010	Clarion	50.00	760.00
34020	Interest-Regular	950.72	5,589.58
34022	Major Improvements Interest	358.27	7,672.93
34030	Misc. Other	48.00	290.84
34040	Misc. Owner Income	0.00	45.00
34045	Income Pool Cards	180.00	260.00
	Subtotal Income	152,545.64	769,361.60
 EXPENSES			
General & Administrative			
50011	Payroll	19,153.32	111,457.27
50021	Accounting Fees	237.95	1,189.75
50040	Web Page Maintenance	25.00	150.00
50041	Computer	82.02	601.47
50051	Copier Expense	153.10	856.43
50061	Collection Expense (Del Due)	(200.00)	(700.00)
50071	Insurance	0.00	272.00
50091	Legal	0.00	133.00
50111	Office Materials/Supplies	279.74	3,076.14
50112	Annual Meeting	94.47	2,480.30
50131	Postage	0.00	483.77
50141	Security Alarm	201.69	2,617.26
50151	Professional Services	270.68	1,645.78
50161	Taxes (corporate income)	0.00	2,380.00
50171	Taxes-other(property/licenses)	0.00	560.21
50191	Office Equipment - Misc.	0.00	98.40
50231	Office Telephone	283.11	1,393.06
50242	Service Charges	(30.00)	(30.00)
	General & Administrative	20,551.08	128,664.84

Account	Description	Current Actual	Year-To-Date Actual
Common Area Maintenance			
51032	Contract - Trash	9,498.94	45,965.97
51041	Pool Security Services	0.00	246.00
51042	Contract - Pool	0.00	1,480.00
51043	Keri System (Pools)	8,641.99	9,382.79
51052	Contract - Lawn	14,700.00	73,500.00
51053	Yard Waste Pick Up	1,482.18	2,942.30
51055	Entrance/Clubhouse Seasonal	122.55	180.40
51062	Contract Tree Trimming	0.00	24,000.00
51063	Tree Maintenance	0.00	19,400.00
51072	Snow Removal/Chemicals	0.00	14,930.00
51082	Pool Maintenance/Improvements	24.77	3,208.77
51092	Grounds Improvements	559.35	600.18
51095	Public Relations	270.53	755.70
51115	Common Facilities Maintenance	587.39	1,902.80
51116	Termite Treatment Clubhouses	0.00	1,245.15
51122	Concrete Repair	0.00	31,400.00
51123	Common Area Seeding/Turf Rep	0.00	279.74
51142	Utilities	2,232.03	19,925.14
51152	Truck Maintenance/Golf Cart	3,346.14	4,891.05
51153	Purchase New Truck	774.27	3,871.35
51162	Tools/Equip/Supplies	222.19	338.06
	Common Area Maintenance	42,462.33	260,445.40
Residential Maintenance			
52013	Paint Homes	0.00	64,800.00
52034	Paint Residential Fences	0.00	7,565.00
52043	Residential-Roof Repairs	1,317.00	1,729.00
52053	Gutter -Repairs	925.00	2,904.00
	Residential Maintenance	2,242.00	76,998.00
Major Improvements/Repair			
53014	Street Repair	0.00	335,358.50
53024	Retaining Wall Replacement	20,000.00	20,000.00
53037	Erosion	4,450.00	4,671.00
53095	Clubhouse Improvement Project	147.54	355.29
	Major Improvements/Repai	24,597.54	360,384.79
Reserves			
	Reserves	0.00	0.00
	TOTAL EXPENSES	89,852.95	826,493.03
	Current Year Net Income/(loss)	62,692.69	(57,131.43)
		=====	=====



JULY 2023
JOYCE ZIBRO
Your Real Estate Specialist
since 1976
Four Colonies Resident
since 1973



NO ACTIVE LISTINGS AGAIN

Once again, no Four Colonies properties listed for sale in Heartland MLS, as the July Clarion goes to press.

ONE PROPERTY SELLS MAY 26 TO JUNE 23

One property was listed and went under contract for sale during this period...A Bedford 3 bedroom, 3 bath ranch Garden View Home with finished walkout and double garage. Listed at \$289,950.

MORTGAGE INTEREST RATES

Some lenders were offering 30 year fixed rate loans a bit below 7% recently. One lender advised me their company could offer a lower rate if the borrower was able to put down \$200,000. I am not a lender, and do not know details of this loan. Should this be of interest to you, I would be able to give you contact information.

FOUR COLONIES LOOKING GOOD

I recently had visitors to my home who had not been in Four Colonies for some time. They remarked how wonderful the grounds looked and that they did not remember them being so well cared for. I am always happy to hear such comments. The common grounds, and the beautiful plantings many residents have around their homes, add to the ever increasing value of our properties.

GET READY FOR FOUR COLONIES JULY 4 CELEBRATION

Be sure to register for the drawing of one of three \$25 gift Certificates (Burger King, Best of Italy (honored at 4 Italian restaurants) and Walmart). Deb Staley and I are happy to offer these to our Four Colonies real estate clients and my dear friends and neighbors.

WISHING YOU A VERY HAPPY 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.

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

JULY 2023

SUN	MON	TUE	WED	THU	FRI	SAT
						1 JULY 4TH PARTY 12:00 TO 3:00 PM
2	3	4 OFFICE CLOSED	5 NO Book Club 	6	7 I Hop Shawnee Coffee 9:00am	8 RENTAL CH 1 RENTAL CH 3
9 	10 Yard Waste	11	12	13	14 I Hop Shawnee Coffee 9:00am	15 RENTAL CH 3
16	17 BOARD MEETING CH3 5:45 PM	18 BUNKO	19	20 CLARION DEADLINE	21 I Hop Shawnee Coffee 9:00am	22
23 RENTAL CH 1	24	25	26	27	28 I Hop Shawnee Coffee 9:00am	29 RENTAL CH 3
30	31					

AUGUST 2023

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2 Book Club 	3	4 I Hop Shawnee Coffee 9:00am RENTAL CH 3	5
6	7	8	9	10	11 I Hop Shawnee Coffee 9:00am	12
13 	14 Yard Waste	15 BUNKO	16	17 CLARION DEADLINE	18 I Hop Shawnee Coffee 9:00am	19

NEXT BOARD MEETING JULY 17, 2023 CLUBHOUSE 3