

FOUR COLONIES  
HOMES ASSOCIATION

A WELCOMING COMMUNITY  
WITH PRIDE IN  
OUR PROPERTY

**SPECIAL POINTS  
OF INTEREST**

Pools - 3  
Book Club - 5  
Paint Schedule 6-7  
Yard Waste Schedule - 8

**INSIDE  
THIS  
ISSUE**

President's Message

Financials

Calendar

Advertisements

# The Clarion

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JUNE 2021



**HAPPY FATHER'S DAY!**

# President's Message June 2021

Lush grass can be found throughout Four Colonies this spring thanks to the frequent rain and the attention from our lawn care service. This is the best our grass has looked since I moved in several years ago. Hopefully, this can be retained through this summer's dry periods.

This year Four Colonies' leaders resurrected the "Pride In Property" program to ensure our structures are attractive and support the value of our homes. This summer volunteers in this program will survey homes and structures to identify areas that need to be fixed or improved and will notify those homeowners. Please be respectful of their work because the long-term goal will benefit everyone.

More details about Pride In Property can be found in this month's Clarion.

To stimulate use of our tennis courts we are initiating a Friday night social Pickle Ball outing for adults beginning June 4 at 7 p.m. at the Club House 3 courts. As many of you know, Pickle Ball has become a hugely popular court game for adults. Lenexa has several indoor and outdoor courts and Four Colonies now has one at the CH3 courts.

If there is interest more courts can be added. For June 4, some paddles will be available if you need them. This will be an introductory social event with casual play and some instruction.

Lastly, please plan to attend our July 4 celebration at Clubhouse 3. In addition to the holiday we will celebrate the 50<sup>th</sup> Anniversary of Four Colonies. These events will include catered food, a petting zoo, and other features.

Bob Burgdorfer, Four Colonies President

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## MANAGER'S REPORT

The pools will open on time this year, except baby pool 1. It has a skimmer that needs to be re-built and the contractor got backed up, so that is slotted to open in June. He was able to epoxy the skimmers that were less severe at pools 1 & 2. I have hired a new pool attendant that lives in Four Colonies and feel confident she will do a great job! Titan will continue monitoring the pools on weekends and holidays. The pool hours will continue to be 10:00 am to 9:00 pm.

Harold and Alan mulched trees that are still getting established on 82<sup>nd</sup> Terrace and a couple on 82<sup>nd</sup> Place. They also did repairs on a dumpster on 79<sup>th</sup> Place. They will start working on getting pool decks & pool furniture ready this week.

The rotted rafters at clubhouse 1 were repaired last week, and they did a great job!

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## Pride In Property

Pride In Property has been resurrected this year to improve the appearance of our Association. These volunteers from our homeowners will survey our property to identify structures that need repair.

Identified properties will receive notices on their door with information on what improvements are needed. Improvements may include, but not limited to, weed removal, fixing a fence and adding paint.

If a homeowner needs assistance with making the improvements, help may be available by calling the office.

The long-term goal of this effort is to ensure Four Colonies remains an attractive place to live and that your home values are supported.

Homeowners wishing to be a volunteer for this project can contact the office.

### 2021 PRIDE IN PROPERTY SCHEDULE

**SATURDAY - JUNE 5, 2021 - DOOR TO DOOR - FIELD SURVEYING BEGINS**

**SATURDAY - JULY 10, 2021 - BEGIN DOOR TO DOOR BACK CHECK**

# 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. 82<sup>nd</sup> Terrace.

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

# 4TH OF JULY

**Please join us for the 4th of July party.**

**Sunday, July 4<sup>th</sup> from 12 to 3pm,**

**at Clubhouse 3**

**Lunch and cold drinks provided**

**Please bring your lawn chairs for you and your family. We will practice social distancing.**



**Petting zoo and a couple of surprises will be included.**

**RSVP so we know how much food to order - to the office 913 888 4920 or email Your name, address and number attending to : [FOURCOLONIES@KC.SUREWEST.NET](mailto:FOURCOLONIES@KC.SUREWEST.NET).**

**It is also the 50<sup>th</sup> Anniversary of Four Colonies.**

**We have lots to celebrate.**

**See you there!**

 <b>FOUR COLONIES' BOOK CLUB SELECTIONS</b> <b>2020-21</b>				
First Wednesday; Social – 7 p.m.; Book Review – 7:30 p.m.				
Date	Book Title	Author	Book Type	Reviewer/Host
June 2, 2021	The Topeka School	Ben Lerner Novel	A riveting prehistory of the present: the collapse of public speech, the trolls and tyrants of the New Right, and the ongoing crisis of identity among white men.	Vicki Speace
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.			

### Pickleball is here!

Join us for a social outing at 7 p.m. Friday, June 4, to learn and play Pickleball. This sport has surged in popularity among adults of all ages. Four Colonies will host an introductory session of this sport at Clubhouse 3 tennis courts that will include rules of the game plus instruction on how to play. Please join us. This session is for all skill levels from beginners to experienced. Paddles will be provided for those who do not have them—however, the supply is limited. Questions – Cindy, 630-776-0511

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](mailto:office@compostconnection.com)**



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

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

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

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

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

**ARCHITECTURAL CONTROL FORMS ARE AVAILABLE AT THE OFFICE IN CLUBHOUSE 2  
AND ON THE WEBSITE AT [www.fourcolonies.net](http://www.fourcolonies.net)**

**SIGN UP NOW FOR ELECTRONIC DUES PAYMENT**

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

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

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

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

**REMINDER**

**Everyone needs to pick up after their pets.**

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

**IN THE KNOW**

**Communication for the Four Colonies Community**

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

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

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

Name \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Phone # \_\_\_\_\_

**How to reach us:**  
 Phone: 913-888-4920  
 Fax: 913-888-6732  
**Four Colonies Office E-Mail:**  
[fourcolonies@kc.surewest.net](mailto:fourcolonies@kc.surewest.net)  
**Four Colonies WEB Site:**  
[www.fourcolonies.net](http://www.fourcolonies.net)

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

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

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

**OBSERVED HOLIDAY**

**NEW YEARS DAY**

**MEMORIAL DAY**

**INDEPENDENCE DAY**

**LABOR DAY**

**THANKSGIVING DAY**

**CHRISTMAS DAY**

**Should one of the above holidays  
 fall on your  
 Normal pick-up day, your waste will be  
 picked up one day later that week.**

**ALL OTHER HOLIDAYS THERE WILL BE**

**NORMAL PICKUP SERVICE.**

### **PARKING REMINDERS**

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

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

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

**FOUR COLONIES HOMES ASSOCIATION  
REGULAR BOARD MEETING MINUTE  
March 15, 2021**

Bob Burgdorfer	President
Linda Khan-McKibben	Vice-President
Sara Hurley	Secretary
Evie Kowalewski	Treasurer
Debbie Bearden	
Amy Guion	
Stefanie Weishaar	
David Williams	
Gregory Wright	
Erin Hallblade	General Manager
Absent: Linda Khan-McKibben	

The Homeowner's Forum started at 5:45 p.m. There were 2 homeowners present.

President Bob Burgdorfer called the Regular Board Meeting of March 15, 2021 to order at 6:00 p.m. A quorum was present. Because of the COVID-19 virus the meeting was conducted through zoom as a virtual meeting.

Mr. Wright made the motion to accept February 15, 2021, Regular Board Meeting minutes as written. Ms. Bearden seconded and the motion passed. **(Vote #1)**

**COMMITTEE REPORTS:**

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

**New Business**- Mr. Burgdorfer discussed the city meeting he attended. The Board discussed reopening the Clubhouses following CDC guidelines and requiring the homeowners who are renting to sign a waivers to accept responsibility for any sickness that occurs as a result of the event. Mr. Burgdorfer made the motion to reopen the Clubhouses when a plan was in place. Ms. Weishaar seconded and the motion passed. **(Vote #2)**

Mr. Wright made the motion to have the Annual Meeting in the Clubhouse 2 instead of zoom. Ms. Hurley seconded and the motion passed. **(Vote #3)**

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

**COMMITTEE REPORTS:**

**Architectural Review** – There was no report.

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

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

**Grounds**- There was no report.

**Painting** – There was no report.

**Social** – There was no report.

**Communications** - There was no report.

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

The Board went into Executive Session at 6:46 pm.

The Board returned from Executive Session at 7:35 pm.

Ms. Weishaar made the motion to adjourn, seconded by Ms. Guion. The meeting adjourned at 7:40 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						
Amy Guion	Y	Y	Y						
Sara Hurley	Y	Y	Y						
Linda Khan-McKibben	-	-	-						
Evie Kowalewski	Y	Y	Y						
Stefanie Weishaar	Y	Y	Y						
David Williams	A	Y	Y						
Gregory Wright	Y	Y	Y						
Bob Burgdorfer									

A = Abstain      Y = Yes      N = No  
BOARD OF DIRECTORS VOTING RECORD  
FOR THE – March 15, 2021 MEETING

**FOUR COLONIES HOMES ASSOCIATION  
ANNUAL HOMEOWNER MEETING MINUTES  
MEETING CONDUCTED BY COMPUTER THROUGH ZOOM PROGRAM  
April 19, 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: None	

President Bob Burgdorfer called the Annual Meeting of the Four Colonies Homes Association to order at 7:00 p.m. April 19, 2021. Because of COVID-19 virus the meeting was conducted through zoom as a virtual meeting.

Lenexa Mayor Mike Boehm and City Councilmen Corey Hunt and Daniel Roh were present. They gave a short presentation and there were question and answer from the floor.

The reading of last year's Annual Meeting minutes was waived. Bob Burgdorfer made the motion to accept the minutes. Ms. Hurley seconded. The motion passed by acclamation of the Association members present.

Bob Burgdorfer, certified a quorum was present by proxy and attendance, and that notices were mailed in accordance with document requirements.

Bob Burgdorfer nominating committee chair thanked the Tellers Committee. They were Kathleen Bray, Chair and Committee Persons, Judy Kudy, Jane Pine, Stephen Pine and Ginger Reed.

The candidates for the Board were introduced: Debbie Bearden, Stefanie Weishaar, David Williams, and Greg Wright.

The candidates gave a short explanation of why they would like to serve on the Board of Directors. The candidates answered questions from the homeowners present.

1.	Debbie Bearden	12124 W. 82 Terrace
2.	Stefanie Weishaar	12422 W. 82 Terrace
3.	David Williams	8217 Halsey
4.	Greg Wright	8203 Halsey

Bob Burgdorfer gave the presidential address.

Ms. Kowalewski read the IRS Tax Resolution #70-604. Ms. Kowalewski made the motion to approve the IRS Tax Resolution #70-604 for 2021. Mr. Wright seconded. The motion passed by acclamation of the Association members present.

Ms. Kowalewski read the IRS Tax Resolution #118. Ms. Kowalewski made the motion to approve the IRS Tax Resolution #118 for 2021. Ms. Khan-McKibben seconded. The motion passed by acclamation of the Association members present.

2020 Committee reports were given:

Finance & Administration	Ms. Kowalewski
Common Facilities	Bob Burgdorfer
Communications	Amy Guion
Architectural Review	Stefanie Weishaar
Painting	Sara Hurley
Social	Linda Khan-McKibben
Grounds	Debbie Bearden
Long Range Planning	Bob Burgdorfer

The announcement of the election results was reported. Newly elected Board members are: Debbie Bearden, Stefanie Weishaar, David Williams, and Greg Wright.

The motion to adjourn the meeting was made by Ms. Hurley and seconded by Ms. Khan-McKibben. The meeting adjourned at 8:40 p.m.

An executive session was held by the Board immediately following to elect officers for the coming year. The results were:

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

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Respectfully Submitted,  
Sara Hurley, Secretary

## Four Colonies Homes Association

Balance Sheet 4-30-21

Account Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>				
10100 Petty Cash	500.00			500.00
10200 National BK of KC Operating CH	1,145,829.06			1,145,829.06
10209 Great Western Bank		247,612.66		247,612.66
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	129,007.67			129,007.67
12100 Accrued Interest Receivable	3,251.75			3,251.75
12400 Allowance for Delinquent Dues	(71,372.00)			(71,372.00)
12800 Prepaid Insurance	16,235.55			16,235.55
12825 Prepaid Income taxes	2,023.00			2,023.00
15257 Bank Of Labor 2		116,342.97		116,342.97
15263 Fidelity Bank Reserve		255,655.37		255,655.37
17100 Improvements			2,841,207.93	2,841,207.93
17200 Clubhouse			438,600.00	438,600.00
17300 Clubhouse Improvements			217,182.25	217,182.25
17400 Trucks/Equipment			8,259.43	8,259.43
17500 Furniture/Appliances			2,368.08	2,368.08
17600 Pool			376,794.43	376,794.43
17700 Computers			6,934.05	6,934.05
17800 Land			913,175.69	913,175.69
18100 Accumulated Depreciation			(1,612,372.44)	(1,612,372.44)
<b>TOTAL ASSETS</b>	<u>1,225,475.03</u> =====	<u>1,016,649.56</u> =====	<u>3,192,149.42</u> =====	<u>5,434,274.01</u> =====
<b>LIABILITIES &amp; EQUITY</b>				
CURRENT LIABILITIES:				
22250 Prepaid Homeowner Dues	30,989.42			30,989.42
22260 Accrued Payroll	5,160.31			5,160.31
22270 Accrued Interest	262.91			262.91
22300 Clubhouse Deposits	2,200.00			2,200.00
23100 Contract Liabilities - Roofs	392,270.00			392,270.00
23120 Contract Liabilities - Gutters	80,177.00			80,177.00
23130 Contract Liability - Painting	10,277.00			10,277.00
<b>Subtotal Current Liabilities</b>	<u>521,336.64</u>	<u>0.00</u>	<u>0.00</u>	<u>521,336.64</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	2,589,206.98			2,589,206.98
Current Year Net Income/(Loss)	269,174.22	0.00	0.00	269,174.22
<b>Subtotal Equity</b>	<u>4,381,634.52</u>	<u>0.00</u>	<u>0.00</u>	<u>4,381,634.52</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>4,902,971.16</u> =====	<u>0.00</u> =====	<u>0.00</u> =====	<u>4,902,971.16</u> =====

## Four Colonies Homes Association

Income/Expense 4-1-21 to 4-30-21

Account	Description	Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	102,706.17	410,824.68
33010	Reserves - Roof Replacement	15,999.50	63,998.00
33020	Roof Repair	1,875.00	7,500.00
33030	Gutters	3,188.12	12,752.48
33031	Gutter Repair	833.33	3,333.32
33040	Paint - Homes	16,153.32	64,613.28
33050	Paint/Roof - Garage	261.68	1,046.72
33060	Paint/Roof - Carport	530.35	2,121.40
33070	Light Credit	(3.50)	(14.00)
34000	Clubhouse Rentals	1,100.00	1,500.00
34010	Clarion	60.00	420.00
34020	Interest-Regular	608.79	2,158.94
34022	Major Improvements Interest	53.50	6,052.20
34030	Misc. Other	30.00	329.00
34045	Income Pool Cards	0.00	10.00
	Subtotal Income	143,396.26	576,646.02
EXPENSES			
General & Administrative			
50011	Payroll	27,485.27	88,969.16
50021	Accounting Fees	237.95	926.80
50040	Web Page Maintenance	25.00	100.00
50041	Computer	0.00	164.04
50051	Copier Expense	153.10	678.83
50061	Collection Expense (Del Due)	(100.00)	(200.00)
50071	Insurance	0.00	110.00
50091	Legal	456.00	1,360.00
50111	Office Materials/Supplies	504.58	946.18
50112	Annual Meeting	1,382.85	1,382.85
50131	Postage	0.00	276.85
50141	Security Alarm	0.00	2,450.17
50151	Professional Services	404.12	1,431.88
50171	Taxes-other(property/licenses)	688.93	774.73
50231	Office Telephone	141.26	1,515.29
50232	Communication Expense	0.00	83.38
	General & Administrative	31,379.06	100,970.16



	<b>Current Actual</b>	<b>Year-To-Date Actual</b>
Common Area Maintenance		
51032 Contract - Trash	8,825.52	34,504.50
51042 Contract - Pool	0.00	3,768.70
51043 Keri System (Pools)	148.20	703.80
51052 Contract - Lawn	14,162.50	56,650.00
51053 Yard Waste Pick Up	1,376.97	1,376.97
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	86.60	283.08
51115 Common Facilities Maintenance	1,536.81	6,559.66
51116 Termite Treatment Clubhouses	0.00	1,131.93
51142 Utilities	1,971.70	13,085.89
51152 Truck Maintenance/Golf Cart	282.35	919.72
51153 Purchase New Truck	774.27	3,097.08
51162 Tools/Equip/Supplies	0.00	156.30
	<hr/>	<hr/>
Common Area Maintenance	29,164.92	177,278.13
Residential Maintenance		
52043 Residential-Roof Repairs	1,382.00	1,382.00
52053 Gutter -Repairs	284.00	1,917.50
	<hr/>	<hr/>
Residential Maintenance	1,666.00	3,299.50
Major Improvements/Repair		
53024 Retaining Wall Replacement	25,000.00	25,000.00
53037 Erosion	745.00	745.00
53095 Clubhouse Improvement Project	40.39	179.01
	<hr/>	<hr/>
Major Improvements/Repai	25,785.39	25,924.01
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
	<hr/>	<hr/>
TOTAL EXPENSES	87,995.37	307,471.80
	<hr/>	<hr/>
Current Year Net Income/(loss)	55,400.89	269,174.22
	=====	=====

JUNE 2021

**JOYCE ZIBRO**

Your Real Estate Specialist  
since 1976  
Four Colonies Resident  
since 1973

**HAPPY FATHER'S DAY!****LISTINGS AND SALES APRIL 26 to MAY 24**

Six Four Colonies properties went under contract for sale during this period. Four of these properties were also listed during this time period, a 5th had been on the market previously and came back on the market. The 6th was listed about a week before April 26th. Here is the lineup:

a Masonette II 2 bedroom, 1/1 bath, 2 story, listed at \$162,000; a 3 bedroom, 1/1 bath end unit ranch on crawl space, listed at \$178,000; a Chalet 2-story 3 bedroom, 2/1 bath with finished basement and double attached garage, listed at \$259,950; and three free standing Garden View Homes...a Bedford 3 bedroom, 3 bath ranch with finished daylight basement, listed at \$264,950; a Windham 4 bedroom, 3 bath front-to-back split level with finished daylight basement, listed at \$289,000; and a 4 bedroom, 3/1 bath Hampton 1,5 story with finished walk-out basement, listed at \$295,000. All Garden View homes have double attached garages.

**WHAT'S HAPPENING?**

Again, as the Clarion goes to press, there are no Four Colonies properties listed in Heartland MLS! Our homes are selling quickly, usually within a day or two and at higher and higher prices. I have Buyers waiting for inventory, and other realtors are frequently calling me, asking if I have any Four Colonies properties coming on the market. If you have been contemplating selling, the time is NOW. For a free market analysis of your property, just give me a call.

**PREDICTIONS FROM NATIONAL ASSOCIATION OF REALTORS CHIEF ECONOMIST, LAWRENCE YUN**

At a recent Residential Economic Issues and Trends Forum, Yun listed retail, restaurants, travel, and in-person house hunting as areas of the economy where activity is likely to increase. In 2021, he predicts new home sales will increase 20%, existing home sales home prices 7%, and mortgage rates will increase to 3.2%. Yun noted personal income was up 10.7% year over year in the second quarter while personal savings soared 302%. Yun has some concern about inflation, saying it could rise to 2.7% for the year. Predicting a bright future for residential real estate, Yun said, "There is no danger of a decline in home prices."

**HAPPY FATHER'S DAY!**

**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**

**What this country needs are more unemployed politicians  
-- Edward Langley,  
Artist (1928-1995)**

**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](mailto:suzi@rof.net)**

# GREECE 2022



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

Email Suzi Sanderson, [suzi@rof.net](mailto: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!!*

# JUNE 2021

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2 BOOK CLUB	3	4 PEGATHS 87th St Coffee 9:00am	5 PIP SURVEYING
6 RENTAL CH 1	7	8	9	10	11 PEGATHS 87th St Coffee 9:00am	12
13 	14 YARD WASTE PICK UP	15	16	17 CLARION DEADLINE	18 PEGATHS 87th St Coffee 9:00am	19
20 FATHER'S DAY 	21 BOARD MEEING 5:45 PM	22	23	24	25 PEGATHS 87th St Coffee 9:00am	26
27	28	29	30			

# JULY 2021

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2 PEGATHS 87th St Coffee 9:00am	3 RENTAL CH 3
4 JULY 4TH PARTY CH 3	5 OFFICE CLOSED	6	7 BOOK CLUB	8	9 PEGATHS 87th St Coffee 9:00am	10 PIP BACK CHECK
11 	12 YARD WASTE PICK UP	13	14	15 CLARION DEADLINE	16 PEGATHS 87th St Coffee 9:00am	17

**NEXT BOARD MEETING JUNE 21, 2021**