

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

**SPECIAL POINTS
OF INTEREST**

Book Club - 7

Yard Waste Schedule - 8

Painting 8-9

**INSIDE
THIS
ISSUE**

President's Message

Financials

Calendar

Advertisements

The Clarion

VOLUME 11, ISSUE 6

JUNE 2022



HAPPY FATHER'S DAY !!!!

President's Message June 2022

Paving is done for this year

The paving of our streets and parking lots in Colonies 1 and 2 is done. While the work disrupted travel and parking, the Board of Directors appreciate the great cooperation from homeowners who relocated their cars to aid work crews.

Four Colonies will soon plan for next year's paving of Colonies 3 and 4, which will be the last of the paving projects. Homeowners wishing to assist with this planning can contact the office.

While the paving has been the dominate work this spring, other projects were completed. New basketball goals were installed to complete the renovation of that court. Pickleball nets and lines have been added at the CH3 tennis courts and at the indoor gym in Clubhouse 2.

Our library in CH2 has been renovated. It has been freshened with new shelves, chairs and tables, plus the books have been organized for easy selection. Call or email the office for an appointment, it is open M-F, 10 a.m. to 4 p.m.

Two of our three Clubhouses have been painted. Painting at CH3 has been delayed by work needed on some walls, once that work is done the painting will proceed.

Our swimming pools are open for your summer enjoyment. While Covid is no longer the concern it was the past two years, we ask that you and your guests still practice safe distancing while lounging on the decks. Also, as a reminder, please do not bring pets or glass containers into the pool areas, both of these can cause unnecessary safety hazards.

Enjoy the summer.

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

Bob Burgdorfer
President, Four Colonies Homes Association

MANAGER'S REPORT

Phillips Paving should finish the street work in Colony 2 this week! Harold has done a great job assisting Phillips and helping to make this job run smoothly. Harold and Alan have both handed out notices daily to homeowners' doors to advise them that their street was going to have work done the following day.

They also painted the posts of the basketball goals and installed the new backboards and goals. This is a big improvement!

All wood rot repairs on the clubhouses are done except a small portion at CH 3. The chimney is separating from the building so we have had one piercing company look at it and are going to have one more look at it before we schedule repairs. Once these are done then the wood rot repairs in that area will be completed and we can let the painters know to move forward on painting.

All 4 pools and 3 baby pools will open on Saturday, May 28th. The pool hours are 10:00 a.m. to 9:00 p.m. with the exception of the adult pool opening at 8:00 a.m. M-F. Pool Service changed the sand in filters of 3 of the pools, and Harold & Alan will get the pool decks, bathrooms, and furniture ready.

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

A graphic for the 4th of July. The text '4TH OF JULY' is written in a large, stylized font. The '4' and 'J' are filled with the stars and stripes of the American flag. The 'T' and 'H' are filled with the stars. The 'O' and 'F' are filled with the stripes. The 'U' and 'L' are filled with the stripes. The 'Y' is filled with the stripes. The entire graphic is enclosed in a red border with a row of small red stars along the top and bottom edges.

4TH OF JULY

**Please join us for the 4th of July Party.
Monday July 4th, 2022**

from 12 to 3pm

At Clubhouse 3

Lunch and cold drinks provided

**Please bring your lawn chairs
for you and your family.**

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

**RSVP - By Friday July 1, 2022
so we know how much food to order.**

**RSVP to the office 913-888-4920
or email your name, address and
number attending to:**

fourcolonies@kc.surewest.net

**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

75 % OF YOUR TRASH CAN BE RECYCLED

CARDBOARD:
Corrugated
Chip Board
Paperboard
(cereal boxes)

PAPER:
Office Paper
Newspaper
Phone Books
Junk Mail
Magazines

PLASTIC:
No. 1
through
No. 7
Look for
this
symbol:





**ALUMINUM
&
STEEL
CANS**

NO:
Glass,
Styrofoam,
Plastic bags,
Plastic film

**WHAT GOES
IN MY BIN?**



NO:
Food soiled
cardboard,
tissues, or
wax coated
paper

		<h1 style="text-align: center;">FOUR COLONIES' BOOK CLUB SELECTIONS</h1> <h2 style="text-align: center;">2021-22</h2> <p style="text-align: center;">Second Wednesday: Social – 7 p.m.; Book Discussion – 7:30 p.m.</p>			
Date	Book Title	Author	Book Type	Reviewer/Host	
June 8, 2022	Caste	Isabel Wilkerson Non-fiction	Pulitzer Prize winning journalist, makes the case that America is a caste system analogous to that of India's but organized on the basis of race.	TBA	
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!!!				

More on Recycling
Things that can't go in your bin
 can be recycled elsewhere.

Plastic bags, plastic food storage bags, plastic newspaper and dry cleaning bags, and plastic product wraps and can be returned to area grocery stores.

Glass bottles and jars can be recycled in the [Ripple Glass](#) purple community recycle bins seen throughout the City.

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 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.

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: Erin Hallblade & Evie Kowalewski	

The Homeowner's Forum started at 5:45 p.m. There was one homeowner present.

President Bob Burgdorfer called the Regular Board Meeting of March 21, 2022 to order at 5:50 p.m. A quorum was present.

Mr. Wright made the motion to accept February 21, 2022, Regular Board Meeting minutes as written. Ms. Guion seconded and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

Manager's Report – Mr. Burgdorfer read the Manager's report. Discussion followed.

New Business- The Board discussed the Annual Homeowner's meeting in April. The meeting will be held in Clubhouse 2 as usual. Ms. Bearden volunteered to be the nominating chair.

Unfinished Business- Ms. Hurley reported that \$22,500.00 had been budgeted for painting the Clubhouses this year. Ms. Hurley made the motion to accept R H Painting Company's bid in the amount of \$22,500.00 to paint the Clubhouses. Mr. Wright seconded. The motion passed. **(Vote #2)**

COMMITTEE REPORTS:

Architectural Review – There was no report.

Common Facilities – Mr. Burgdorfer reported the committee purchased new furniture for Clubhouse 3 and that it would be delivered this week. One of the old chairs will be moved to the library in Clubhouse 2 and the rest will be donated to a homeless shelter.

Finance- The Board received copies of the financial reports.

Grounds- Ms. Bearden reported the retaining walls around Clubhouse 3 was in the process of being built.

Social – Ms. Khan-McKibben reported that there would be an Easter Egg Hunt Saturday April 16, 2022 – 10:00 am at Clubhouse 1.

Communications – There was no report.

Long Range Planning Committee - Mr. Wright reported the curb repair is complete and an additional parking space was added and paving will follow.

Ms. Khan-McKibben made the motion to adjourn, seconded by Mr. Wright. The meeting adjourned at 6:15 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							
Amy Guion	Y	Y							
Sara Hurley	Y	Y							
Linda Khan-McKibben	Y	Y							
Evie Kowalewski	-	-							
Stefanie Weishaar	Y	Y							
David Williams	Y	Y							
Gregory Wright	Y	Y							
Bob Burgdorfer									

A = Abstain Y = Yes N = No

BOARD OF DIRECTORS VOTING RECORD
FOR THE -Mach 21, 2022 MEETING

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

April 13, 2022

Board of Directors:

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, Evie Kowalewski, Stefanie Weishaar, David Williams

President Bob Burgdorfer called the Special Board Meeting of April 13, 2022 to order at 1:08pm. A quorum was present.

The Board discussed the current street work. Bob Burgdorfer made the motion to approve Phillips Paving Company, Inc. to install a drain in the area of 82 Terrace near 12105 to alleviate the water issue in the amount of \$12,750.00. This work needs to be completed before the streets are milled and paved. Ms. Guion seconded. The motion passed. (**Vote #1**)

Ms. Hurley made the motion to adjourn, seconded by Mr. Wright. The meeting adjourned at 1:42pm.

Respectfully Submitted By:

Sara Hurley, Secretary

Approved On

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

A =Abstain Y = Yes N = No
BOARD OF DIRECTORS VOTING RECORD
FOR THE April 13, 2022 SPECIAL MEETING

**FOUR COLONIES HOMES ASSOCIATION
ANNUAL HOMEOWNER MEETING MINUTES**

April 18, 2022

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

Vice-President Linda Khan-McKibben called the Annual Meeting of the Four Colonies Homes Association to order at 7:00 p.m. April 18, 2022 at Clubhouse #2 gymnasium.

The reading of last year's Annual Meeting minutes was waived. Ms. Khan-McKibben made the motion to accept the minutes. Mr. Wright seconded. The motion passed by acclamation of the Association members present.

Ginger Reed, Chair of the Tellers Committee, certified a quorum was present by proxy and attendance, and that notices were mailed in accordance with document requirements.

Linda Khan-McKibben introduced the Tellers Committee. They were Ginger Reed, Chair, and Committee Persons, Judy Kudy, Gregory Pace, Jane Pine and Steven Pine.

The candidates for the Board were introduced: Amy Guion, Linda Khan-McKibben, and David Williams.

Nominations were then opened from the floor. There were no nominations from the floor. Linda Khan-McKibben made the motion to close the nominations. The nominations were closed by acclamation of the Association members present.

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.	Amy Guion	12347 W. 79 th Terrace
2.	Linda Khan-McKibben	8072 Monrovia
3.	David Williams	8217 Halsey

Ginger Reed, opened the ballot voting. The ballots were collected and given to the Tellers Committee to count.

Linda Khan-McKibben read Bob Burgdorfer's presidential address.

Evie Kowalewski read the IRS Tax Resolution #7-604. Evie Kowalewski made the motion to approve the IRS Tax Resolution #7-604 for 2019. John Karpinski seconded. The motion passed by acclamation of the Association members present.

Evie Kowalewski read the IRS Tax Resolution #118. Evie Kowalewski made the motion to approve the IRS Tax Resolution #118 for 2019. John Karpinski seconded. The motion passed by acclamation of the Association members present.

2021 Committee reports were given:

Finance & Administration	Evie Kowalewski
Communications	Amy Guion
Grounds	Debbie Bearden
Common Facilities	Bob Burgdorfer – Report read by Linda Khan-McKibben
Architectural Review	Stefanie Weishaar - Report read by Linda Khan-McKibben
Painting	Sara Hurley
Social	Linda Khan-McKibben
Long Range Planning	Gregory Wright

The announcement of the election results was reported. Newly elected Board members are: Amy Guion, Linda Khan-McKibben and David Williams.

The motion to adjourn the meeting was made by Gregory Wright and seconded by Sara Hurley. The meeting adjourned at 8:30 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

Respectfully Submitted,
Sara Hurley, Secretary

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

4/1/2022-4/30/2022

Account	Description	Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	105,786.24	423,144.96
33010	Reserves - Roof Replacement	16,534.62	66,138.48
33020	Roof Repair	1,875.00	7,500.00
33030	Gutters	3,309.38	13,237.52
33031	Gutter Repair	833.33	3,333.32
33040	Paint - Homes	16,639.32	66,557.28
33050	Paint/Roof - Garage	269.53	1,078.12
33060	Paint/Roof - Carport	546.59	2,186.36
33070	Light Credit	(3.50)	(14.00)
34000	Clubhouse Rentals	1,050.00	2,750.00
34010	Clarion	330.00	720.00
34020	Interest-Regular	0.00	31.54
34022	Major Improvements Interest	43.02	496.63
34030	Misc. Other	30.00	64.33
34040	Misc. Owner Income	15.00	30.00
34045	Income Pool Cards	30.00	50.00
	Subtotal Income	<u>147,288.53</u>	<u>587,304.54</u>

EXPENSES

General & Administrative

50011	Payroll	27,697.91	90,630.25
50021	Accounting Fees	237.95	951.80
50031	Annual Audit/Tax Prep	0.00	2,650.00
50040	Web Page Maintenance	25.00	25.00
50041	Computer	0.00	164.04
50051	Copier Expense	153.10	641.99
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	69.43	1,338.84
50112	Annual Meeting	711.87	2,183.21
50131	Postage	0.00	300.16
50141	Security Alarm	0.00	2,413.29
50151	Professional Services	409.95	1,442.21
50171	Taxes-other (property/licenses)	594.45	654.45
50231	Office Telephone	277.46	1,099.70
50242	Service Charges	15.00	15.00
	General & Administrative	<u>30,192.12</u>	<u>105,641.44</u>

	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51032 Contract - Trash	8,965.72	35,442.28
51042 Contract - Pool	0.00	1,480.00
51043 Keri System (Pools)	185.20	1,128.45
51052 Contract - Lawn	14,700.00	58,800.00
51053 Yard Waste Pick Up	1,376.97	1,376.97
51062 Contract Tree Trimming	0.00	19,900.00
51063 Tree Maintenance	8,300.00	22,650.00
51072 Snow Removal/Chemicals	0.00	25,943.75
51082 Pool Maintenance/Improvements	3,425.51	3,425.51
51092 Grounds Improvements	0.00	519.29
51095 Public Relations	134.55	182.66
51115 Common Facilities Maintenance	1,406.95	4,382.42
51116 Termite Treatment Clubhouses	0.00	1,131.93
51123 Common Area Seeding/Turf Rep	829.44	829.44
51142 Utilities	3,278.15	14,898.65
51152 Truck Maintenance/Golf Cart	634.13	1,869.05
51153 Purchase New Truck	774.27	3,097.08
51162 Tools/Equip/Supplies	198.98	238.01
	<hr/>	<hr/>
Common Area Maintenance	44,209.87	197,295.49
Residential Maintenance		
52013 Paint Homes	11,400.00	11,400.00
52034 Paint Residential Fences	3,600.00	3,600.00
52043 Residential-Roof Repairs	1,594.00	4,439.00
52053 Gutter -Repairs	0.00	2,571.29
	<hr/>	<hr/>
Residential Maintenance	16,594.00	22,010.29
Major Improvements/Repair		
53014 Street Repair	307,350.00	403,118.00
53024 Retaining Wall Replacement	25,000.00	25,000.00
53037 Erosion	15,077.28	16,242.28
53056 Outdoor Basketball Court	0.00	2,922.00
53092 Paint Exterior Clubhouses	22,500.00	22,500.00
53095 Clubhouse Improvement Project	361.57	2,576.60
	<hr/>	<hr/>
Major Improvements/Repair	370,288.85	472,358.88
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
TOTAL EXPENSES	461,284.84	797,306.10
Current Year Net Income/(loss)	(313,996.31)	(210,001.56)
	=====	=====

\$\$ PAYING CASH \$\$

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

I'M ALWAYS BUYING!

**OLD JEWELRY, COINS, POCKET WATCHES,
POCKET KNIVES, MIITARY 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**



**RENT AN OLD
MAN!**

KIRK

Not your average handyman

913-213-9843

No job to big or to small:

Plumbing

Electrical

Drywall

Garage Shelving

Tear out, Haul off

General Home Repairs

RENT AN OLD MAN!

**WE DO ALL ASPECTS OF WOOD ROT REPAIR, SIDING, TRIM,
DECKS & FENCES— CALL FOR A FREE ESTIMATE.**



JUNE 2022
JOYCE ZIBRO

Your Real Estate Specialist
 since 1976
 Four Colonies Resident
 since 1973



ONE FOUR COLONIES PROPERTY ON MARKET

Yes, again this month as the Clarion goes to press June, only one property is listed in Heartland MLS.

• **12117 W 82nd Terrace:**

A Maisonett 2 bedrooms, 2.5 bath 2-story with finished basement.
 Listed at \$250,000. However, a Chalet plan 3 bedroom, 2.5 bath
 2-story half-duplex with double garage is listed in PRE MLS for \$225,000. This property
 offers newer windows and sliding glass doors, HVAC, exterior sewer line and driveway.
PRE MLS sign is in the ground at **7900 Colony**.

SEVEN SALES APRIL 26 TO MAY 25:

The majority of the properties went under contract within the first few days. Here is the lineup:

- Two Maisonette II 2-stories , both with finished basement and one with carport. List prices \$200,000 and \$217,000
- One updated Chalet two-story 3 bedrooms, 2.5 baths, and double garage half duplex. Listed at \$240,000.
- One end unit 3 bedroom, 2 bath ranch with loft, basement, and single detached garage. Listed at \$238,000.
- One 2 bedroom 1.1 bath end unit ranch on crawl space. Listed at \$190,000.
- Two free standing Garden View homes: a Windham 4 bedroom 3.1 bath front-to-back split level with finished daylight walk-out basement, 2 car garage. Listed at \$365,000, and a Hampton 1.5 story 3 bedroom, 3.1 baths, daylight finished basement, 2 car garage, listed at \$340,000.

HAPPY FATHER'S DAY!!!

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



Just once, I want the username and password prompt to say, "Close enough"

Is it wrong that only one company makes the game Monopoly?

JUNE 2022

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3 <i>Le Peep Coffee 9:00am</i>	4 RENTAL CH 3
5 RENTAL CH 1	6	7	8 BOOK CLUB 	9	10 <i>Le Peep Coffee 9:00am</i>	11 RENTAL CH 3
12 RENTAL CH 1 	13 YARD WASTE PICK UP	14	15	16 CLARION DEADLINE	17 <i>Le Peep Coffee 9:00am</i>	18
19 FATHER'S DAY 	20 BOARD MEETING CH3 5:45 PM	21 BUNKO	22	23	24 <i>Le Peep Coffee 9:00am</i>	25
26	27	28	29	30		

JULY 2022

SUN	MON	TUE	WED	THU	FRI	SAT
					1 <i>Le Peep 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>Le Peep Coffee 9:00am</i>	9
10 	11 YARD WASTE PICK UP	12	13 NO BOOK CLUB	14	15 <i>Le Peep Coffee 9:00am</i>	16

NEXT BOARD MEETING JUNE 20, 2022