

FOUR COLONIES  
HOMES ASSOCIATION

A WELCOMING COMMUNITY  
WITH PRIDE IN  
OUR PROPERTY

**SPECIAL POINTS  
OF INTEREST**

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# The Clarion

VOLUME 12, ISSUE 6

JUNE 2023



**HAPPY FATHER'S DAY!!**

# President's Message JUNE 2023

Spring is coming to an end as we celebrate our veterans and graduates. The official start of Summer is right around the corner. The pools have opened, and residents are out and about enjoying the neighborhood amenities. The repaving project is complete, and the roads look great.

The multiplex units have a new process for their recyclables, many of you have noticed the addition of the blue recycle bins located at the dumpsters. We have received and appreciate your input and the office is evaluating the feedback to determine the next steps moving forward.

We are excited to introduce Jess and Sal as our new maintenance staff. Please say hello as you see them making improvements to the neighborhood.

We have had a board member resign their position and are looking to fill this opening. Thank you to Greg Wright for your involvement in the Board these past few years. If you are interested in filling this opening, please reach out to the office and complete the application. We would like applications submitted by June 15<sup>th</sup> so the Board members can review prior to the June 19<sup>th</sup> Board meeting.

Stefanie Weishaar  
President, Four Colonies Homes Association

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## Manager's Report

The paving was completed in Colonies 3 & 4 and looks great. We will be completing the seal coating in Colonies 1 & 2 in the early fall (after pools close).

We completed concrete repairs in 16 areas. There were multiple repairs in some of these areas and they included sidewalks and some areas in pools 2, 3, & 4. They did a really nice job.

Our long-term maintenance men have moved on to other things. Harold retired after working in Four Colonies for 30 years and Alan decided to shorten his work commute and took a job very close to home. Our new maintenance men are Jesse and Sal. They both bring great experience, and they are off to a great start! They are both wearing grey Four Colonies T-shirts which will help you identify them.

All 4 pools and 3 baby pools will open on Saturday, May 27<sup>th</sup>. All 4 pool hours are 10:00 a.m. to 9:00 p.m with the exception of the adult pool (12490 W. 82<sup>nd</sup> Terr) having an early opening (8:00 a.m.) M-F. On weekends it will have the same hours as the other pools. Jesse & Sal will get the pool decks, bathrooms, and furniture ready. We also have a new pool attendant who is a Four Colonies resident!

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



Please join us for the 4th of July Party.

Saturday July 1st, 2023,

from 12 to 3pm At Clubhouse 3.

Sandwiches and cold drinks will be provided.

Please bring a side dish to share.

I'm looking forward to seeing you.

Please bring your lawn chairs for you and your family.

Petting zoo and a couple of surprises will be included.



RSVP - By Thursday June 29, 2023,

so we know how much food to order.

RSVP to the office 913-888-4920

or email your name, address and number attending

to: [office@fourcolonies.net](mailto:office@fourcolonies.net)

|  <b>FOUR COLONIES' BOOK CLUB SELECTIONS</b><br><b>2022-23</b><br>Second Wednesday: Social – 7 p.m.; Book Discussion – 7:30 p.m. |   |  |   |                           |
|--|---|---|---|---------------------------|
| <b>Date</b>  | <b>Book Title</b>                       | <b>Author</b>   | <b>Book Type</b>  | <b>Reviewer/<br/>Host</b> |
| July 2021  | No meeting                              |   |   |                           |
| August 2   | Oryx and Crake                          | Margaret Atwood<br>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](http://www.CompostConnection.com)  
[Office@CompostConnection.com](mailto: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](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 [office@fourcolonies.net](mailto: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](mailto:office@fourcolonies.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  
ANNUAL HOMEOWNER MEETING MINUTES**

April 17, 2023

|                     |                 |
|---------------------|-----------------|
| 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 Robert Burgdorfer called the Annual Meeting of the Four Colonies Homes Association to order at 7:00 p.m. April 17, 2023, at Clubhouse #2 gymnasium.

The reading of last year's Annual Meeting minutes was waived. Mr. Burgdorfer made the motion to accept the 2022 minutes. Ms. Hurley seconded. The motion was passed by acclamation of the Association members present.

Steven Pine, 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 Steven Pine, Chair, and Committee Persons, Judy Kudy, Gregory Pace, Jane Pine, and Ginger Reed.

The candidates for the Board were introduced: Nancy Bunn, Robert Burgdorfer, Sara Hurley, and Kelli Knisely.

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. | Nancy Bunn        | 12105 W. 82 Terrace |
| 2. | Robert Burgdorfer | 8048 Monrovia       |
| 3. | Sara Hurley       | 7957 Colony         |
| 4. | Kelli Knisley     | 8032 Monrovia       |

Steven Pine opened the ballot voting. The ballots were collected and given to the Tellers Committee to count.

David Little, Lenexa Fire Department spoke about Fire Safety.

Officer Danny Chavez, Lenexa Police Department gave a talk on crime trends and prevention.

Robert Burgdorfer gave the 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. Kelli Knisley seconded. The motion was 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. Eileen Hogan seconded. The motion was passed by acclamation of the Association members present.

2022 Committee reports were given:

|                          |                     |
|--------------------------|---------------------|
| Finance & Administration | Evie Kowalewski     |
| Grounds                  | Debbie Bearden      |
| Common Facilities        | Bob Burgdorfer      |
| Architectural Review     | Stefanie Weishaar   |
| Painting                 | Sara Hurley         |
| Social                   | Linda Khan-McKibben |
| Long Range Planning      | Greg Wright         |

The announcement of the election results was reported. Newly elected Board members are Nancy Bunn, Robert Burgdorfer and Kelli Knisley.

The motion to adjourn the meeting was made by Robert Burgdorfer and seconded by Linda Khan-McKibben. The meeting was adjourned at 8:55 p.m.

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

|                   |                |
|-------------------|----------------|
| Stefanie Weishaar | President      |
| Bob Burgdorfer    | Vice-President |
| Nancy Bunn        | Secretary      |
| Kelli Knisley     | Treasurer      |

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Respectfully Submitted,  
Sara Hurley, Secretary

## Four Colonies Homes Association

Balance Sheet 12-31-22

| Account Description                  | Operating    | Reserves     | Other          | Totals         |
|--------------------------------------|--------------|--------------|----------------|----------------|
| <b>ASSETS</b>                        |              |              |                |                |
| 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) |
|                                      | -----        | -----        | -----          | -----          |
| TOTAL ASSETS                         | 1,111,563.75 | 1,019,288.91 | 3,073,080.65   | 5,203,933.31   |
|                                      | =====        | =====        | =====          | =====          |
| <b>LIABILITIES &amp; EQUITY</b>      |              |              |                |                |
| <b>CURRENT LIABILITIES:</b>          |              |              |                |                |
| 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      |
|                                      | -----        | -----        | -----          | -----          |
| Subtotal Current Liabilities         | 1,082,553.42 | 0.00         | 0.00           | 1,082,553.42   |
| <b>EQUITY:</b>                       |              |              |                |                |
| 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)   |
|                                      | -----        | -----        | -----          | -----          |
| Subtotal Equity                      | 4,121,379.89 | 0.00         | 0.00           | 4,121,379.89   |
|                                      | -----        | -----        | -----          | -----          |
| TOTAL LIABILITIES & EQUITY           | 5,203,933.31 | 0.00         | 0.00           | 5,203,933.31   |
|                                      | =====        | =====        | =====          | =====          |

**Four Colonies Homes Association**  
**Income & Expense 4/1/23 - 4/30/23**

| Account | Description                  | Current<br>Actual | Year-To-Date<br>Actual |
|---------|------------------------------|-------------------|------------------------|
| INCOME: |                              |                   |                        |
| 33000   | Administrative & Common Area | 108,956.44        | 435,825.76             |
| 33010   | Reserves - Roof Replacement  | 17,086.37         | 68,345.48              |
| 33020   | Roof Repair                  | 1,875.00          | 7,500.00               |
| 33030   | Gutters                      | 3,432.40          | 13,729.60              |
| 33031   | Gutter Repair                | 833.33            | 3,333.32               |
| 33040   | Paint - Homes                | 17,138.12         | 68,552.48              |
| 33050   | Paint/Roof - Garage          | 277.60            | 1,110.40               |
| 33060   | Paint/Roof - Carport         | 562.89            | 2,251.56               |
| 33070   | Light Credit                 | (3.50)            | (14.00)                |
| 34000   | Clubhouse Rentals            | 600.00            | 3,150.00               |
| 34010   | Clarion                      | 230.00            | 710.00                 |
| 34020   | Interest-Regular             | 1,279.68          | 4,638.86               |
| 34022   | Major Improvements Interest  | 335.62            | 7,314.66               |
| 34030   | Misc. Other                  | 200.00            | 242.84                 |
| 34040   | Misc. Owner Income           | 30.00             | 45.00                  |
| 34045   | Income Pool Cards            | 30.00             | 80.00                  |
|         | Subtotal Income              | 152,863.95        | 616,815.96             |

## EXPENSES

|                          |                                 |           |            |
|--------------------------|---------------------------------|-----------|------------|
| General & Administrative |                                 |           |            |
| 50011                    | Payroll                         | 18,246.15 | 92,303.95  |
| 50021                    | Accounting Fees                 | 237.95    | 951.80     |
| 50040                    | Web Page Maintenance            | 25.00     | 125.00     |
| 50041                    | Computer                        | 82.02     | 519.45     |
| 50051                    | Copier Expense                  | 165.68    | 703.33     |
| 50061                    | Collection Expense (Del Due)    | (300.00)  | (500.00)   |
| 50071                    | Insurance                       | 0.00      | 272.00     |
| 50091                    | Legal                           | 20.00     | 133.00     |
| 50111                    | Office Materials/Supplies       | 768.39    | 2,796.40   |
| 50112                    | Annual Meeting                  | 765.45    | 2,385.83   |
| 50131                    | Postage                         | 0.00      | 483.77     |
| 50141                    | Security Alarm                  | 0.00      | 2,415.57   |
| 50151                    | Professional Services           | 261.00    | 1,375.10   |
| 50161                    | Taxes (corporate income)        | 2,380.00  | 2,380.00   |
| 50171                    | Taxes-other (property/licenses) | 520.21    | 560.21     |
| 50191                    | Office Equipment - Misc.        | 0.00      | 98.40      |
| 50231                    | Office Telephone                | 283.34    | 1,109.95   |
|                          | General & Administrative        | 23,455.19 | 108,113.76 |

| <b>Account</b>                   | <b>Description</b>                    | <b>Current<br/>Actual</b> | <b>Year-To-Date<br/>Actual</b> |
|----------------------------------|---------------------------------------|---------------------------|--------------------------------|
| <b>Common Area Maintenance</b>   |                                       |                           |                                |
| 51032                            | Contract - Trash                      | 8,998.94                  | 36,467.03                      |
| 51041                            | Pool Security Services                | 0.00                      | 246.00                         |
| 51042                            | Contract - Pool                       | 0.00                      | 1,480.00                       |
| 51043                            | Keri System (Pools)                   | 185.20                    | 740.80                         |
| 51052                            | Contract - Lawn                       | 14,700.00                 | 58,800.00                      |
| 51053                            | Yard Waste Pick Up                    | 1,460.12                  | 1,460.12                       |
| 51055                            | Entrance/Clubhouse Seasonal           | 0.00                      | 57.85                          |
| 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         | 3,184.00                  | 3,184.00                       |
| 51092                            | Grounds Improvements                  | 0.00                      | 40.83                          |
| 51095                            | Public Relations                      | 47.49                     | 485.17                         |
| 51115                            | Common Facilities Maintenance         | 545.32                    | 1,315.41                       |
| 51116                            | Termite Treatment Clubhouses          | 0.00                      | 1,245.15                       |
| 51122                            | Concrete Repair                       | 31,400.00                 | 31,400.00                      |
| 51123                            | Common Area Seeding/Turf Rep          | 0.00                      | 279.74                         |
| 51142                            | Utilities                             | 2,979.51                  | 17,693.11                      |
| 51152                            | Truck Maintenance/Golf Cart           | 305.34                    | 1,544.91                       |
| 51153                            | Purchase New Truck                    | 774.27                    | 3,097.08                       |
| 51162                            | Tools/Equip/Supplies                  | 0.00                      | 115.87                         |
|                                  |                                       | <hr/>                     | <hr/>                          |
|                                  | Common Area Maintenance               | 64,580.19                 | 217,983.07                     |
| <b>Residential Maintenance</b>   |                                       |                           |                                |
| 52013                            | Paint Homes                           | 51,050.00                 | 64,800.00                      |
| 52034                            | Paint Residential Fences              | 4,762.00                  | 7,565.00                       |
| 52043                            | Residential-Roof Repairs              | 0.00                      | 412.00                         |
| 52053                            | Gutter -Repairs                       | 515.00                    | 1,979.00                       |
|                                  |                                       | <hr/>                     | <hr/>                          |
|                                  | Residential Maintenance               | 56,327.00                 | 74,756.00                      |
| <b>Major Improvements/Repair</b> |                                       |                           |                                |
| 53014                            | Street Repair                         | 335,358.50                | 335,358.50                     |
| 53037                            | Erosion                               | 0.00                      | 221.00                         |
| 53095                            | Clubhouse Improvement Project         | 207.75                    | 207.75                         |
|                                  |                                       | <hr/>                     | <hr/>                          |
|                                  | Major Improvements/Repair             | 335,566.25                | 335,787.25                     |
| <b>Reserves</b>                  |                                       |                           |                                |
|                                  |                                       | <hr/>                     | <hr/>                          |
|                                  | Reserves                              | 0.00                      | 0.00                           |
|                                  | <b>TOTAL EXPENSES</b>                 | <b>479,928.63</b>         | <b>736,640.08</b>              |
|                                  | <b>Current Year Net Income/(loss)</b> | <b>(327,064.68)</b>       | <b>(119,824.12)</b>            |
|                                  |                                       | <b>=====</b>              | <b>=====</b>                   |



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



**NO ACTIVE LISTINGS**

As the Clarion goes to press on May 25th, no Four Colonies properties are listed in Heartland MLS. One Manor III 3 story, 3 bedroom with carport is listed for BACKUP, \$225,000.

**FOUR PROPERTIES SELL APRIL 28 TO MAY 25**

Two of the properties sold were also listed in May. A Manor III 3 story, 3 bedroom, 1.5 bath with carport, listed at \$ 220,000. A Chalet 2 story, 3 bedroom, 2.5 baths, double garage. Listed at 265,000. The additional two properties sold are an end unit 3 bedroom 1.5 bath ranch. Listed at \$250,000 and a Maisonette II 2 story, 2 bedroom, 1.5 baths. Listed at \$240,000

**MORTGAGE INTEREST RATES**

Mortgage interest rates are high and volatile, as the June Clarion goes to press. This is anticipated to continue until the debt issue is resolved. Should you be in the market for a home mortgage in the near future, please let us know. We would be pleased to recommend a lender, should you need one.

**WISHING YOU A VERY 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**



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**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**



# JUNE 2023

| SUN  | MON                                   | TUE         | WED  | THU                       | FRI  | SAT               |
|--|---------------------------------------|-------------|--|---------------------------|--|-------------------|
|  |                                       |             |  | 1                         | 2<br><i>I Hop Shawnee<br/>Coffee 9:00am</i>  | 3<br>RENTAL CH 1  |
| 4<br>RENTAL CH 1<br>RENTAL CH 3  | 5                                     | 6           | 7<br>Book Club  | 8                         | 9<br><i>I Hop Shawnee<br/>Coffee 9:00am</i>  | 10<br>RENTAL CH 3 |
| 11<br>              | 12<br><i>Yard Waste</i>               | 13          | 14   | 15<br>CLARION<br>DEADLINE | 16<br><i>I Hop Shawnee<br/>Coffee 9:00am</i> | 17                |
| 18<br>FATHER'S DAY  | 19<br>BOARD<br>MEETING CH3<br>5:45 PM | 20<br>BUNKO | 21   | 22                        | 23<br><i>I Hop Shawnee<br/>Coffee 9:00am</i> | 24                |
| 25   | 26                                    | 27          | 28   | 29                        | 30<br><i>I Hop Shawnee<br/>Coffee 9:00am</i> |                   |

# JULY 2023

| SUN  | MON                     | TUE                   | WED                  | THU | FRI  | SAT                             |
|--|-------------------------|-----------------------|----------------------|-----|--|---------------------------------|
|  |                         |                       |                      |     |  | 1                               |
| 2  | 3                       | 4<br>OFFICE<br>CLOSED | 5<br>NO<br>Book Club | 6   | 7<br><i>I Hop Shawnee<br/>Coffee 9:00am</i>  | 8<br>RENTAL CH 1<br>RENTAL CH 3 |
| 9<br> | 10<br><i>Yard Waste</i> | 11                    | 12                   | 13  | 14<br><i>I Hop Shawnee<br/>Coffee 9:00am</i> | 15                              |

**NEXT BOARD MEETING JUNE 19, 2023 CLUBHOUSE 3**