

The Clarion

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

VOLUME 12, ISSUE 3

MARCH 2023

SPECIAL POINTS OF INTEREST

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Happy St. Patrick's Day

President's Message March 2023

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Mark your calendars for our annual meeting on Monday, April 17. While that is more than a month away, we always want good attendance as we update everyone on our accomplishments of the past year and our plans for the coming year.

Also, we have invited a few city officials to attend to provide insights on city programs that can help our homeowners. I should have more information on that in next month's President's Message.

Board Candidates

There is still time to file your candidacy for our Board of Directors. Three positions will need to be filled. The filing deadline is Wednesday, March 15. A filing form is in this month's Clarion and was in the February Clarion.

The winning candidates will be announced at the April 17, Annual Meeting.

Super Bowl Party

Four Colonies sponsored a Super Bowl party at Clubhouse 3. A modest crowd watched on two large TV screens as our Chiefs won their 3rd Super Bowl in franchise history. A hearty **Thank You** to our Social Committee, which set up the TVs and tables, had food catered in, and ensured everyone had a good time.

Street Paving

The second phase of our street paving should start about March 16th if the weather cooperates. This year's paving will be in Colonies 3 and 4. The office will notify homeowners a few days in advance of the work in their areas to allow time to relocate vehicles.

Hope all is well with everyone.

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

Bob Burgdorfer
President, Four Colonies Homes Association

MANAGER'S REPORT

Harold and Alan have removed a lot of dead limbs throughout Four Colonies. They also painted the paint boards to display the new colors. The boards are available for homeowners to check out if they would like. They have also inspected the carports and trash enclosures that will be painted this year and will do the repairs needed on the trash enclosures. The second paint letter for homes being painted this year have been mailed.

Phillips Paving is planning on starting the mill and overlay project in Colonies 3 & 4 March 16th weather permitting, and will seal coat Colonies 1 & 2 after that when the temps are warmer.

ANNUAL HOMEOWNER'S MEETING

APRIL 17, 2023

CLUBHOUSE 2

7:00 PM

**THREE BOARD MEMBERS WILL
BE ELECTED AT THIS MEETING.**

**IF YOU WOULD LIKE TO HELP GUIDE
FOUR COLONIES HOMES ASSOCIATION**

**CONSIDER RUNNING FOR THE BOARD OF DIRECTORS.
AN APPLICATION IS INCLUDED IN THIS CLARION ON PAGE 3
DEADLINE IS MARCH 15 AT 4:00 PM**

Application for FCHA's Board of Directors

Name: _____ Date: _____



Address: _____ Phone: _____

Briefly list your qualifications and any pertinent background information that you feel would benefit the Homes Association:

Explain why you wish to serve on the Board of Directors:

State what goals you would like the Board to accomplish:

Describe how you would assist the Board in attaining those goals:

		<h1 style="text-align: center;">FOUR COLONIES' BOOK CLUB SELECTIONS</h1> <h2 style="text-align: center;">2022-23</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		
March 1	The Fifties; An Underground History	James R. Gaines Cultural/ Non-fiction	Bold and original argument that upends the myth of the Fifties as a decade of conformity	Vicki Speace		
April 5	Flight Girls	Noelle Salazar Historical Romance	Stunning story about Women Airforce Service Pilots whose courage during World War II turned ordinary women into extraordinary heroes	Larry Smith		
May 3	The Day the World Came to Town	Jim DeFede Cultural/ non-fiction	Story of Americans who land at Gander Airport in Canada on 9/11 and their interactions with the welcoming locals.	Carole Howe		
June 7	A Gentleman from Moscow	Amor Towles Historical/cultural fiction	Transporting novel about a man who is ordered to spend the rest of his life inside a luxury hotel across from the kremlin during a tumultuous time	TBA		
July 2021	No meeting					
August 2	Oryx and Crake	Margaret Atwood Science Fiction	An unforgettable love story and a compelling vision of the future	TBA		
September 6	Select books for next year and party!!!					

Fence Menders

Is your fence in bad shape? Slats rotten or fallen? Stringers need to be replaced?

The Fence Menders may be able to help. We are a few volunteers in Four Colonies who can make such repairs. For these jobs, our labor is free, but the homeowner must supply the needed materials.

To be clear, we do not build new fences or replace existing ones, we leave that to the professionals.

If you need our help, call or email the office and they will relay your request to us. We will then meet with you to determine if the task is within our abilities.



Curbside Yard Waste Recycling Service

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

www.CompostConnection.com
Office@CompostConnection.com

Four Colonies Homes Association Yard Waste Pickup

20 Paper Bags or Bundles Per Household

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

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

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

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

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

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

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

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

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

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

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

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

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

SIGN UP NOW FOR ELECTRONIC DUES PAYMENT

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

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

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

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

REMINDER

Everyone needs to pick up after their pets.

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

IN THE KNOW

Communication for the Four Colonies Community

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

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

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

Name _____

E-Mail Address _____

Phone # _____

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

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

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

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

OBSERVED HOLIDAY

NEW YEARS DAY

MEMORIAL DAY

INDEPENDENCE DAY

LABOR DAY

THANKSGIVING DAY

CHRISTMAS DAY

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

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

ALL OTHER HOLIDAYS THERE WILL BE

NORMAL PICKUP SERVICE.

PARKING REMINDERS

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

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

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

**FOUR COLONIES HOMES ASSOCIATION
REGULAR BOARD MEETING MINUTE
January 16, 2022**

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

The Homeowner’s Forum started at 5:45 p.m. There was one homeowners present. The following topics were discussed: fence policy, clubhouse use and meeting minutes.

President Bob Burgdorfer called the Regular Board Meeting of January 16, 2023, to order at 6:00 p.m. A quorum was present.

COMMITTEE REPORTS:

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

New Business- There was no new business.

Unfinished Business- There was no unfinished business.

COMMITTEE REPORTS:

Architectural Review – There was no report.

Common Facilities – There was no report.

Finance- There was no report.

Grounds- There was no report.

Social – There was no report.

Long Range Planning Committee - There was no report.

The Board went into Executive Session at 6:27 pm.

The Board returned from Executive Session at 6:47 pm.

Paint - The Board discussed the 2023 Paint season. Mr. Wright made the motion to accept R H Painting Company’s bid in the amount of \$239,900.00 as presented. Ms. Weishaar seconded. The motion passed. **(Vote #1)**

Mr. Burgdorfer made the motion to adjourn, seconded by Mr. Wright. The meeting adjourned at 6:55 p.m.

Respectfully Submitted By:

 Sara Hurley, Secretary

 Approved On

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

A = Abstain Y = Yes N = No
 BOARD OF DIRECTORS VOTING RECORD
 FOR THE –January 16, 2023 MEETING

Four Colonies Homes Association

Balance Sheet 12-31-22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
10100 Petty Cash	500.00			500.00
10200 National BK of KC Operating CH	997,269.43			997,269.43
10209 First Interstate Bank		248,080.99		248,080.99
10210 United Missouri Bank		253,512.21		253,512.21
10212 Bank Of Labor 1		143,999.63		143,999.63
12000 Unit Dues Receivable	158,522.78			158,522.78
12100 Accrued Interest Receivable	9,622.84			9,622.84
12400 Allowance for Delinquent Dues	(70,972.50)			(70,972.50)
12800 Prepaid Insurance	16,621.20			16,621.20
15257 Bank Of Labor 2		116,574.67		116,574.67
15263 Fidelity Bank Reserve		257,121.41		257,121.41
17100 Improvements			2,716,494.16	2,716,494.16
17200 Clubhouse			438,600.00	438,600.00
17300 Clubhouse Improvements			231,634.25	231,634.25
17400 Trucks/Equipment			48,267.43	48,267.43
17500 Furniture/Appliances			5,476.08	5,476.08
17600 Pool			394,641.43	394,641.43
17700 Computers			6,934.05	6,934.05
17800 Land			913,175.69	913,175.69
17900 Construction in Progress			29,258.00	29,258.00
18100 Accumulated Depreciation			(1,711,400.44)	(1,711,400.44)
	-----	-----	-----	-----
TOTAL ASSETS	1,111,563.75	1,019,288.91	3,073,080.65	5,203,933.31
	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
20510 Accrued Income Tax	757.00			757.00
21286 Note Payable Ford 2020 Truck	20,208.32			20,208.32
22250 Prepaid Homeowner Dues	33,222.29			33,222.29
22260 Accrued Payroll	9,195.53			9,195.53
22300 Clubhouse Deposits	2,800.00			2,800.00
23100 Contract Liabilities - Roofs	802,567.00			802,567.00
23120 Contract Liabilities - Gutters	164,388.44			164,388.44
23130 Contract Liability - Painting	49,414.84			49,414.84
	-----	-----	-----	-----
Subtotal Current Liabilities	1,082,553.42	0.00	0.00	1,082,553.42
EQUITY:				
26500 Designated Capital	1,045,300.28			1,045,300.28
27500 Additional Pd - In Capital	477,953.04			477,953.04
28000 Retained Earnings-prior years	2,946,963.14			2,946,963.14
Current Year Net Income/(Loss)	(348,836.57)	0.00	0.00	(348,836.57)
	-----	-----	-----	-----
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
1/1/1/-1/31/22

Account	Description	Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	105,786.24	105,786.24
33010	Reserves - Roof Replacement	16,534.62	16,534.62
33020	Roof Repair	1,875.00	1,875.00
33030	Gutters	3,309.38	3,309.38
33031	Gutter Repair	833.33	833.33
33040	Paint - Homes	16,639.32	16,639.32
33050	Paint/Roof - Garage	269.53	269.53
33060	Paint/Roof - Carport	546.59	546.59
33070	Light Credit	(3.50)	(3.50)
34000	Clubhouse Rentals	650.00	650.00
34010	Clarion	60.00	60.00
34020	Interest-Regular	10.84	10.84
34022	Major Improvements Interest	44.51	44.51
34030	Misc. Other	231.66	231.66
34045	Income Pool Cards	10.00	10.00
	Subtotal Income	146,797.52	146,797.52
 EXPENSES			
General & Administrative			
50011	Payroll	25,373.22	25,373.22
50021	Accounting Fees	237.95	237.95
50041	Computer	54.68	54.68
50051	Copier Expense	153.10	153.10
50111	Office Materials/Supplies	697.78	697.78
50141	Security Alarm	1,116.00	1,116.00
50151	Professional Services	293.30	293.30
50231	Office Telephone	273.17	273.17
50242	Service Charges	(15.00)	(15.00)
	General & Administrative	28,184.20	28,184.20

	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51032 Contract - Trash	8,825.52	8,825.52
51043 Keri System (Pools)	185.20	185.20
51072 Snow Removal/Chemicals	8,087.50	8,087.50
51092 Grounds Improvements	506.23	506.23
51115 Common Facilities Maintenance	817.59	817.59
51116 Termite Treatment Clubhouses	1,131.93	1,131.93
51142 Utilities	3,200.48	3,200.48
51152 Truck Maintenance/Golf Cart	451.79	451.79
51153 Purchase New Truck	774.27	774.27
	<hr/>	<hr/>
Common Area Maintenance	23,980.51	23,980.51
Residential Maintenance		
52043 Residential-Roof Repairs	614.00	614.00
	<hr/>	<hr/>
Residential Maintenance	614.00	614.00
Major Improvements/Repair		
	<hr/>	<hr/>
Major Improvements/Repai	0.00	0.00
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
TOTAL EXPENSES	52,778.71	52,778.71
Current Year Net Income/(loss)	94,018.81	94,018.81
	=====	=====



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



LOW INVENTORY STILL

There are no active listings in Four Colonies at this time.

TWO PROPERTIES SELL SINCE JANUARY 25th

Maisonette II, 2-story, 2 bedrooms, 1½ bathrooms, 1-car detached garage, finished basement, listed at \$219,900.

Chalet, 2-story, 3 bedrooms, 2½ bathrooms, 2-car attached garage, finished basement, listed at \$263,000.

COMING SOON

Joyce and Deb have a free-standing, ranch, Bedford plan in Pre-MLS (Coming Soon) status. There is a 2-car, attached garage. This property offers 2 bedrooms and 2 full bathrooms on the main level. Also on the main level is a laundry room with cabinets. There is a deck on the main level too. The basement level has a finished walkout basement, a family room with fireplace, a 3rd bedroom, and a 3rd full bathroom. That level walks out to the patio. There is a workshop in the unfinished area of the basement. It is listed at \$213,000.

INTEREST RATES TICK BACK UP

Mortgage interest rates have gone up a bit. The 30-year fixed rate is approximately 6.375%. (This will vary depending on the loan program, down payment, and borrower's credit score.)

STRONG SELLER'S MARKET

The strong Seller's market shows no sign of letting up. There are no homes being built in Johnson County in our price range. Inventory remains low, and most sellers are receiving multiple offers.

HAPPY ST. PATRICK'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



Do you need any of the following?

Exterior

- **Painting.**
- **Complete/partial siding replacement and wood rot repairs.**
- **Decks.**
- **Fences.**
- **Sun shades.**

Interior

- **Painting.**
- **Texture and drywall.**
- **Complete kitchen and bathroom remodel.**
- **Tile.**
- **Interior carpentry.**
- **Basements.**

Call or text (913) 638-5516 and ask Pablo Stamati for a free estimate

**Four Colonies resident since 1999.
References available.**

KANSAS CITY REGIONAL HOMES, INC.

913-538-6900

JIM LINDSEY - AGENT

913-515-4178

GREAT SELLING COMMISSION STRUCTURE.

FREE MARKET ANALYSIS.

YOU SAVE MONEY.

CALL ME IF INTERESTED.



VETERAN

SELLING HOMES FOR MORE AT LESS COST.

LINDSEY AND ASSOCIATES INC.

**IF YOUR HOME NEEDS LOTS OF REDO,
YOU MAY WANTA 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


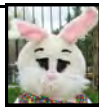

JIM LINDSEY

913-515-4178

MARCH 2023

SUN	MON	TUE	WED	THU	FRI	SAT
			1 Book Club 	2	3 Sunrise Coffee 9:00am	4
5	6	7	8	9	10 Sunrise Coffee 9:00am	11 RENTAL CH 3 RENTAL CH 1
12  Daylight Savings Time Begins 	13 Yard Waste Pick Up	14	15 Deadline Board Applications 4:00 PM	16 CLARION DEADLINE	17  St. Patrick's Day Sunrise Coffee 9:00am	18
19	20 BOARD MEETING CH3 5:45 PM	21	22	23	24 Sunrise Coffee 9:00am	25 RENTAL CH 1
26	27	28	29	30	31 Sunrise Coffee 9:00am	

APRIL 2023

SUN	MON	TUE	WED	THU	FRI	SAT
						1 RENTAL CH 1 RENTAL CH 3
2 RENTAL CH 1	3	4	5 Book Club 	6	7 GOOD FRIDAY OFFICE CLOSED	8 RENTAL CH 3
9  EASTER 	10 Yard Waste Pick Up	11	12	13	14 Sunrise Coffee 9:00am	18 RENTAL CH 3

NEXT BOARD MEETING MARCH 20, 2023