

FOUR COLONIES  
HOMES ASSOCIATION

A WELCOMING COMMUNITY  
WITH PRIDE IN  
OUR PROPERTY

SPECIAL POINTS  
OF INTEREST

Book Club - 4

INSIDE  
THIS  
ISSUE

President's Message

Financials

Calendar

Advertisements

# The Clarion

VOLUME 18, ISSUE 15

MARCH 2024



AND....



# President's Message MARCH 2024

March has begun and hopefully Punxsutawney Phil is correct, and we have an early Spring. However, we all know that Kansas weather can be a roller coaster this time of year.

The number of newly delinquent monthly homeowner dues continues to decrease while other homeowners are getting their accounts paid. Interest will now be accruing on any past due dues. The lawyers have been sent the information to start the collection process for those homeowners. So, we are moving in a positive direction with this process.

There is still a small percentage of homeowners who have not paid the special assessment fee to fix CH2 foundation. We will follow the same process to collect this fee as we do with the homeowners who are delinquent with their monthly dues. Interest will be applied to the balance along with liens and having the legal process for collections.

The finance committee has evaluated and adjusted our investments. We have closed the poor performing investments and opened new CD's with interest ranging from 4.05 to 5.26% with staggered maturity dates.

The foundation repairs to CH2 will be the week of March 4<sup>th</sup>. The office be closed to visitors during this week for safety reasons. Erin and Susie most likely will be working remotely part of the week, so please be patient as calls and emails to the office may take a little longer to respond too.

At the February meeting, the Board approved Advocate Construction to do our roof inspections. They are planning to be onsite April 1-3<sup>rd</sup>. They will be on the roofs and using drones to inspect all the homes. More details will be provided as we get closer to April.

The annual BOD meeting in April is coming soon. If you are interested in running for the Board, you can print the application off the website under forms, have the office email you a form, or pick up one up from the office.

Stefanie Weishaar  
FCHA President



## Collection of Delinquent Dues

(Adopted on December 18<sup>th</sup> 2023)

Starting January 1, 2024, the procedure for collection of delinquent dues is:

- A. After the 17<sup>th</sup> of each month, a late payment reminder phone call or email is made/sent to homeowner.
- B. After the 15<sup>th</sup> of the following month, a letter is mailed/ hand delivered notifying the homeowner that their account is 30 days past due. If mailed, the addressed/stamped envelope is photocopied before mailing to show the letter is addressed properly and suitable postage was affixed thereto. If the balance is not paid within 10 days of the date of the letter, dues will be accelerated, a lien filed and in the discretion of the Board, the account will be sent to FCHA attorney for collections.
- C. Approximately 10 days after the date of the letter if payment not received, a lien is filed. A filing fee of \$25 is charged to the homeowner.
- D. A letter is sent to the homeowner when the office receives the recorded lien informing the homeowner, they have 10 days to pay before legal collection processing begins. This letter will also notify the homeowner that interest of 6% per annum will start accruing on the past due amount until paid in full. (Covenants Article IV, section 8)
- E. If all the above fails to produce payment, the account is sent to the attorney for collection.
- F. At any time, in the discretion of the Board, the Association may permit a delinquent homeowner to execute a promissory note and/or other payment agreement where the homeowner agrees to make payments over a period of time to bring the homeowner's account current on terms and conditions agreeable to the Board.
- G. Any legal fees incurred as a result of forcing a homeowner to comply with the Covenants and/or By-Laws will be assessed to that homeowner.



## FOUR COLONIES' BOOK CLUB SELECTIONS 2023-2024

First Wednesday of the month, Clubhouse 3, 7 p.m.



Date	Book Title	Author	Book Type	Reviewer/Host
October 4, 2023	Mad Honey	Jodi Picoult Finney Boylan (Courtroom drama)	A riveting novel of suspense, an unforgettable love story, and a moving and powerful exploration of the secrets we keep and the risks we take in order to become ourselves.	Rebecca Reagan
November 1	Lessons in Chemistry	Bonnie Garmus (Humorous Novel about changing values)	A woman who has been banished to the home front turns it into a staging ground for a revolution; a novel about women's lives, careers, and struggle for empowerment in the late 50s and early 60s.	Susan Richardson
December 6	The Answer Is...	Alex Trebek (Memoire)	<b>Alex Trebek</b> is the one providing the <b>answers</b> and questions in a new memoir about the ever-steady Jeopardy! Host.	Julie Messplay
January 2024	No meeting			
February 1	A Lesson before Dying	Ernest Gains (Historical Fiction)	Based on the true story of Willie Francis, a young Black American man best known for surviving a failed electrocution in the state of Louisiana in 1946.	Carole Howe
March 6	The 57 Bus	Daska Slater (True Crime)	A True Story of Two Teenagers and the Crime That Changed Their Lives	Larry Smith
April 3	Countdown to Dallas	Paul Brandus (History)	Novel that tracks the backgrounds of Kennedy and Oswald, the era in which they lived, and the circumstances that brought them together in Dallas.	TBA
May 1	Necessary Trouble	Drew Gilpin Faust (Coming-of-age Memoire)	A coming-of-age narrative of a sensitive young woman—raised in a conservative white family of privilege —whose growing awareness of the suffocating conventions of gender gradually awakens her to the inequities of race.	Vickie Space
June 5	Crack in Creation -Gene Editing and the Unthinkable...	Jennifer Doua (Bioethics; science)	Describes the author's journey as a scientist to putting all of the pieces together that allow gene editing with CRISPR tools.	TBA
July 2024	No meeting			
August 7	Finding Nouf	Zoe Ferrais (Mystery)	A Palestinian P.I. investigates the death of a Saudi teenager in a mystery that offers “a fascinating glimpse into the workings...of <b>Saudi</b> society” .	TBA
September 4	Select books for next year and party!!!			

# Fence Menders – Volunteers Needed

We are Fence Menders and we rely on volunteers to repair rotten or fallen fences in Four Colonies for homeowners who cannot afford to or are physically unable make the repairs.

If you are handy with tools or want to develop such skills join us and help out your neighbors. Most of the work we do is in the evening or on weekends. If you are retired, we can work during the week as well. For these jobs our labor is free, but the homeowner must pay for the needed materials. To be clear, we do not build new fences or replace existing ones, we leave that to the professionals. We replace fallen or rotten slats and replace damaged stringers.

If you want to help or are a homeowner who needs our help email [bburgdorfer@att.net](mailto:bburgdorfer@att.net).



**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 #** \_\_\_\_\_

# 2024 Four Colonies Neighborhood Garage Sale

8:00am to 4:00 pm

Friday, May 17<sup>th</sup>

Saturday, May 18<sup>th</sup>

Sunday, May 19<sup>th</sup>

Get out and say Hi to your  
neighbors! Clean out your  
closets and garage and make  
some money! Thank you for  
your participation!

**JUST A REMINDER THAT FOUR COLONIES IS NO LONGER OFFERING YARD WASTE PICK-UP, HOWEVER, IF YOU STILL WANT TO PARTICIPATE, YOU CAN CONTACT COMPOST CONNECTION DIRECTLY. PLEASE SEE FLIER BELOW!!!**

## Our Service Plans

Ready to recycle your leaves and other yard debris, hassle-free? Check out our plans.

### KEEP IT SIMPLE

**Mini Plan**  
\$125/YEAR

- Get up to 2 items per week
- Perfect for small yards or light trimmers

### MOST POPULAR

**Standard Plan**  
\$150/YEAR

- Get up to 5 items per week
- Perfect for regular gardeners and leaf rakers

### GO ALL OUT

**Deluxe Plan**  
\$200/YEAR

- Get up to 10 items per week
- Perfect for large yards or serious green thumbs

All plans last for a full 12 months of green service, starting from the day you purchase. And yes, it's an annual thing — pay once, enjoy all year!

## Ways to Purchase

**Call Us:** 816-761-8300

**Visit Us Online:** [compostconnection.com](http://compostconnection.com) (PayPal accepted!)

**Mail It In:** Fill out the form below and send it with your payment

### FOR MAIL ORDERS

**Please fill out coupon below and mail the payment.**

Name	Phone	
<hr/>		
Address		
<hr/>		
City	State	Zip
<hr/>		
Email		
<hr/>		



For 30+ years, we've been the go-to for yard waste composting in Kansas City.  
**We're year-round and local.**



**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.

# 2024 PAINT SCHEDULE

	<b>Address</b>	<b>Type</b>
1	12300, 12, 18 W. 79th Place	Shingle Unit
2	12301, 13, 17, 19 W. 79th Place	Shingle Unit
3	12305, 07, 09, 11 W. 79th Terrace	Shingle Unit
4	12321, 23, 25, 27 W. 79th Terrace	Shingle Unit
5	12343, 45, 47, 49 W. 79th Terrace	Shingle Unit
6	12351, 53, 55, 57 W. 79th Terrace	Shingle Unit
7	12361, 63, 65, 67 W. 79th Terrace	Shingle Unit
8	12350, 52, 54, 56 W. 79th Terrace	Shingle Unit
9	12340, 42, 44, 46 W. 79th Terrace	Shingle Unit
10	12324, 26, 28, 30 W. 79th Terrace	Shingle Unit
11	12310, 14, 16, 20 W. 79th Terrace	Shingle Unit
12	8000, 02, 04, 06 Monrovia	Shingle Unit
13	8008, 10, 12, 14 Monrovia	Shingle Unit
14	8016 Monrovia	Windham
15	8018 Monrovia	Hampton I
16	8020 Monrovia	Deauville I
17	8022 Monrovia	Hampton II
18	8024 Monrovia	Deauville I
19	8026 Monrovia	Bristol II
20	8028 Monrovia	Windham II
21	8032 Monrovia	Hampton II
22	8034 Monrovia	Chatham III
23	8036 Monrovia	Deauville I
24	8040 Monrovia	Bristol III
25	8042 Monrovia	Deauville I
26	8044 Monrovia	Chatham IV
27	8046 Monrovia	Deauville I
28	8048 Monrovia	Hampton I
29	8052 Monrovia	Bristol III
30	8060 Monrovia	Windham II

## 2024 PAINT SCHEDULE

	<b>Address</b>	<b>Type</b>
31	8062 Monrovia	Bristol II
32	8070 Monrovia	Windham II
33	8072 Monrovia	Deauville I
34	8074 Monrovia	Deauville I
35	8202 Monrovia	Windham I
36	8210 Monrovia	Bedford I
37	8218 Monrovia	Bedford I
38	8222 Monrovia	Bristol I
39	8226 Monrovia	Hampton I
40	8258 Monrovia	Hampton I
41	8266 Monrovia	Sussex
42	12310 W. 82nd Place	Chatham I
43	12311 W. 82nd Place	Sussex
44	12315 W. 82nd Place	Bedford II
45	12319 W. 82nd Place	Chatham I
46	12320 W. 82nd Place	Hampton I
47	12323 W. 82nd Place	Sussex
48	12327 W. 82nd Place	Bedford II
49	12330 W. 82nd Place	Bedford I
50	12335 W. 82nd Place	Sussex
51	12340 W. 82nd Place	Bristol II
52	12344 W. 82nd Place	Bedford II
53	12368 W. 82nd Place	Bedford I
54	12380 W. 82nd Place	Chatham I
55	12386 W. 82nd Place	Sussex
56	12390 W. 82nd Place	Bedford I
57	12401 W. 82nd Place	Windham I
58	12405 W. 82nd Place	Windham I
59	12406 W. 82nd Place	Bristol I
60	12418 W. 82nd Place	Bedford II

**FOUR COLONIES HOMES ASSOCIATION  
REGULAR BOARD MEETING MINU  
JANUARY 15, 2024**

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

The Homeowner's Forum started at 5:45 p.m. There were two homeowners present. There were no topics discussed.

President Stefanie Weishaar called the Regular Board Meeting of January 15, 2024, to order at 5:48 p.m. A quorum was present.

Ms. Guion made the motion to accept December 18, 2023, Regular Board Meeting minutes as written, with no corrections. Ms. Bearden seconded, and the motion passed. **(Vote #1)**

**COMMITTEE REPORTS:**

**Manager's Report** – Ms. Hallblade spoke of how well Top Care was doing with the leaf pickup. She also discussed the maintenance men and all the work they have done. This includes taking down all the Christmas lights, fixing a curb and dealing with sump pumps. Ms. Hallblade also set up bids from 5 different foundation companies for the Clubhouse 2 foundation leaking. She is also getting bids from KC Disposal and Waste Management for trash and recycling services. Discussion followed.

**Unfinished Business**- Ms. Weishaar gave out a storm drain summary and specified that Four Colonies will have to address it. She is putting out more requests for bids.

Ms. Weishaar also stated that the delinquent dues policy passed, and lien letters will be sent out after 30 days from the date of the letter that was sent to delinquent homeowners. She stated that we are using a paralegal for this and it will cost less than a lawyer.

Ms. Weishaar said there was no insurance update.

Ms. Weishaar spoke of getting the roofs inspected on a grading scale. It would cost \$70,000 to \$80,000 for an inspection. The Board will hopefully be voting on this at the next meeting. She will be getting a committee together to proceed with this. Discussion followed.

Ms. Weishaar then made a motion to approve the guidelines for Roof Replacement adding ice/water barriers and membranes for flat roofs.

Ms. Knisely seconded the motion, and the motion passed. **(Vote #2)**

**New Business**- Ms. Weishaar spoke of the foundation issues in the Clubhouse 2 basement and gym where significant mold was found after a series of rain and snow showers causing a lot of water to enter the gym. There was a discussion about the different bids that were received. There was also a discussion about whether the tiles in the gym contained asbestos. Ms. Hallblade will be checking on that.

Ms. Weishaar informed the Board of the By-Laws, which states that the Board can vote on a special assessment that can be given in an emergency situation.

Ms. Weishaar made a motion to approve KC Pier to fix the foundation for \$49,615.00.

Ms. Guion seconded the motion, and the motion passed. **(Vote#3)**

Ms. Weishaar then made a motion to approve the Special Assessment for the foundation work to be done for \$49,615.00. Each homeowner will be assessed \$72.86 to be paid within 30 days.

Ms. Knisely seconded the motion, and the motion passed. **(Vote #4)**

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

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

**Finance-** Ms. Knisely stated that at the Finance meeting there was a discussion of the CD's and Money Market accounts. She will be closing these accounts and moving them into four different accounts with higher interest rates. The committee will also be putting together a policy and procedure to take care of these accounts in the future.

**Grounds-** Ms. Bearden was hoping that the maintenance men could fix the retaining walls for Pool 1.

**Social –** There was no report.

**Long Range Planning Committee –** Ms. Weishaar reported that soon they will be forming a roof committee and a storm drain committee.

The meeting adjourned at 7:44pm.

Respectfully Submitted By:

\_\_\_\_\_  
Nancy Bunn, Secretary

Approved On

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

## Four Colonies Homes Association

### Balance Sheet

As of 01/01/24

Account	Description	Operating	Reserves	Other
<b>ASSETS</b>				
10100	Petty Cash	500.00		500.00
10200	National BK of KC Operating CH	1,022,738.81		1,022,738.81
10209	Argentine Federal Savings		249,072.40	249,072.40
10210	Capital Federal Bank		253,829.69	253,829.69
10212	Bank Of Labor 1		157,292.06	157,292.06
12000	Unit Dues Receivable	307,095.43		307,095.43
12100	Accrued Interest Receivable	839.89		839.89
12400	Allowance for Delinquent Dues	(93,241.50)		(93,241.50)
12800	Prepaid Insurance	17,465.08		17,465.08
12825	Prepaid Income taxes	2,667.00		2,667.00
15257	Bank Of Labor 2		116,690.12	116,690.12
15263	Fidelity Bank Reserve		260,286.50	260,286.50
17100	Improvements			3,657,140.26
17200	Clubhouse			438,600.00
17300	Clubhouse Improvements			237,114.25
17400	Trucks/Equipment			48,267.43
17500	Furniture/Appliances			8,022.41
17600	Pool			394,641.43
17700	Computers			6,934.05
17800	Land			913,175.69
18100	Accum Depreciation			(1,857,155.26)
	<b>TOTAL ASSETS</b>	<u>1,258,064.71</u>	<u>1,037,170.77</u>	<u>3,846,740.26</u>
		=====	=====	=====
<b>LIABILITIES &amp; EQUITY</b>				
<b>CURRENT LIABILITIES:</b>				
20500	Accounts Payable	1,140.00		1,140.00
21286	Note Payable Ford 2020 Truck	11,412.79		11,412.79
22250	Prepaid Homeowner Dues	18,189.45		18,189.45
22260	Accrued Payroll	8,603.20		8,603.20
22300	Clubhouse Deposits	1,725.00		1,725.00
23100	Contract Liabilities - Roofs	1,002,007.44		1,002,007.44
23120	Contract Liabilities - Gutters	204,833.02		204,833.02
23130	Contract Liability - Painting	47,891.12		47,891.12
	<b>Subtotal Current Liab.</b>	<u>1,295,802.02</u>	<u>0.00</u>	<u>0.00</u>
		=====	=====	=====
<b>EQUITY:</b>				
26500	Designated Capital	1,026,996.12		1,026,996.12
27500	Additional Pd - In Capital	496,257.20		496,257.20
28000	Retained Earnings-prior years	3,124,035.88		3,124,035.88
	Current Year Net Income/(Loss)	154,339.07	0.00	0.00
	<b>Subtotal Equity</b>	<u>4,801,628.27</u>	<u>0.00</u>	<u>0.00</u>
		=====	=====	=====
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>6,097,430.29</u>	<u>0.00</u>	<u>0.00</u>
		=====	=====	=====

## Four Colonies Homes Association

### Income/Expense Statement

Period: 01/01/24  
to 01/31/24

Account      Description

#### INCOME:

33000 Administrative & Common Area	111,900.66	111,900.66
33010 Reserves - Roof Replacement	17,655.22	17,655.22
33020 Roof Repair	1,875.00	1,875.00
33030 Gutters	3,560.38	3,560.38
33031 Gutter Repair	833.33	833.33
33040 Paint - Homes	17,652.27	17,652.27
33050 Paint/Roof - Garage	285.93	285.93
33060 Paint/Roof - Carport	579.78	579.78
33070 Light Credit	(3.50)	(3.50)
34000 Clubhouse Rentals	350.00	350.00
34005 Special Assessment	49,617.66	49,617.66
34010 Clarion	50.00	50.00
34020 Interest-Regular	2,979.90	2,979.90
34040 Misc. Owner Income	75.00	75.00
34045 Income Pool Cards	10.00	10.00
	207,421.63	207,421.63
Subtotal Income		

#### EXPENSES

##### General & Administrative

50011 Payroll	19,224.86	19,224.86
50040 Web Page Maintenance	37.50	37.50
50041 Computer	161.30	161.30
50051 Copier Expense	228.09	228.09
50091 Legal	400.00	400.00
50111 Office Materials/Supplies	276.86	276.86
50131 Postage	662.30	662.30
50141 Security Alarm	1,199.70	1,199.70
50151 Professional Services	359.17	359.17
50171 Taxes-other(property/licenses)	87.00	87.00
50221 Automileage	1,100.00	1,100.00
50231 Office Telephone	14.95	14.95
50242 Service Charges	46.84	46.84
	23,798.57	23,798.57
General & Administrative		

## Common Area Maintenance

51032 Contract - Trash	14,496.25	14,496.25
51042 Contract - Pool	1,480.00	1,480.00
51043 Keri System (Pools)	185.20	185.20
51052 Contract - Lawn	38,280.00	38,280.00
51053 Yard Waste Pick Up	1,482.18	1,482.18
51072 Snow Removal/Chemicals	10,190.00	10,190.00
51095 Public Relations	111.29	111.29
51115 Common Facilities Maintenance	1,181.23	1,181.23
51116 Termite Treatment Clubhouses	1,245.15	1,245.15
51122 Concrete Repair	171.93	171.93
51142 Utilities	2,815.52	2,815.52
51152 Truck Maintenance/Golf Cart	238.33	238.33
51153 Purchase New Truck	774.27	774.27
51162 Tools/Equip/Supplies	190.53	190.53
	<hr/>	<hr/>
Common Area Maintenance	72,841.88	72,841.88

## Residential Maintenance

52043 Residential-Roof Repairs	6,010.00	6,010.00
52053 Gutter -Repairs	474.00	474.00
	<hr/>	<hr/>
Residential Maintenance	6,484.00	6,484.00

## Major Improvements/Repair

53037 Erosion	1,038.00	1,038.00
53095 Clubhouse Improvement Project	280.51	280.51
53096 Repair/Restoration Pool 3	38,704.53	38,704.53
	<hr/>	<hr/>
Major Improvements/Repai	40,023.04	40,023.04

## Reserves

Reserves	<hr/>	<hr/>
	0.00	0.00

TOTAL EXPENSES	143,147.49	143,147.49
----------------	------------	------------

Current Year Net Income/(loss)	64,274.14	64,274.14
	=====	=====



**KANSAS CITY REGIONAL HOMES, INC.**

**913-538-6900**

**JIM LINDSEY - AGENT**

**913-515-4178**

**GREAT SELLING COMMISSION STRUCTURE.**

**FREE MARKET ANALYSIS.**

**YOU SAVE MONEY.**

**CALL ME IF INTERESTED.**



**VETERAN**

**SELLING HOMES FOR MORE AT LESS COST.**

**LINDSEY AND ASSOCIATES INC.**

**IF YOUR HOME NEEDS LOTS OF REDO,  
YOU MAY WANT TO GET AN OFFER,  
WITH NO COST TO YOU.**

**BUYER WILL LOOK AT PROPERTY AND  
MAKE YOU A FAIR OFFER.**

**YOU MAY TAKE IT OR NOT.**

**IF YOU ACCEPT IT, THE CLOSING WILL BE WITHIN 2 TO 3 WEEKS.**

**YOU MAY LEAVE ANYTHING IN THE HOME YOU DO NOT WANT**

**AND THE BUYER WILL DISPOSE OF IT.**

**NO INSPECTIONS "SOLD AS IS"**

**CALL ME IF INTERESTED**

**JIM LINDSEY**

**913-515-4178**

March 2024

## JOYCE ZIBRO

Your Real Estate Specialist since 1976  
Four Colonies Resident since 1973

Here are the latest updates as the Clarion goes to press on February 23, 2024.



Deb and Joyce

July 1<sup>st</sup> Petting Zoo



## 2024 REAL ESTATE OUTLOOK

The spring real estate market has begun (what weather we've had!) and Four Colonies is off to a great start with home sales. **Joyce Zibro** and **Deb Staley** encourage you to regularly visit our special Web page that shows you a flyover video of Four Colonies in Autumn. By regularly visiting this website, you'll always be up to date on Four Colonies homes for sale and homes that are under contract (pending sales).

<https://www.deb.house/fourcolonies>

### TWO PROPERTIES SELL January 25th to February 23rd

- Townhome, 2 stories, 3 bedrooms, 2½ bathrooms, unfinished basement, listed for \$285,000.
- Free-standing villa, split level, 3 bedrooms, 2 bathrooms, attached 2-car garage, unfinished basement, updated, listed at \$350,000.

### ONE PROPERTY ON THE MARKET

Free-standing villa, split level, 4 bedrooms, 3 bathrooms, attached 2-car garage, finished walkout basement, completely updated, listed at \$425,000.

### COMING SOON

There are no homes in pre-MLS Status also known as "Coming Soon."

## RE/MAX REALTY SUBURBAN

Joyce Zibro **913-645-9144**

JoyceZibro@remax.net

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.**

Wouldn't it be great to have a wonderful spot for your friends or family to stay right here in FOUR COLONIES. Well, you do; 8106 Monrovia. Available on AirBNB, but you can book directly to save money. Just hover your smart phone camera over the scan code below, that will take you to an internet link to see pictures and get more information about this fully furnished, cozy unit available to rent for just one or two nights or for longer stays if needed. You can also call Carol Brophy (913-731-1880) for information and pricing. A great family stay only steps away from the pool, a free Ms. PacMan game console, washer and dryer, plus fully equipped kitchen. We hope to see you soon.



3 Bedrooms



1 Bathroom

For reservations or pricing details, scan the QR code or contact Carol Brophy  
913-731-1880 | CBrophy0921@gmail.com



# ARGENTINE FEDERAL SAVINGS

One Stop Local Banking Since 1906  
Lending, Checking, Savings, CDs

**We Care!**

**What Can Argentine Federal Savings  
Help You With Today?**

- ✓ Looking to remodel?
- ✓ Have back HOA dues?
- ✓ Looking for a bridge loan?

## Program Details

- Up to 80% CLTV for owner occupied properties
- Lower closing costs than amortizing mortgage
- Maximize your equity
- True line of credit – you only pay interest on the amount you have drawn

**Contact Us Today!**  
**913-402-1500**

12501 Antioch Road  
Overland Park, KS 66213  
[www.argentinefed.com](http://www.argentinefed.com)





**David Williams**  
NMLS #: 2343851


**Kendra Diehl**  
NMLS #: 1705835

**A-1 VAN'S  
GUTTER-  
CLEANING  
DENNIS VAN  
MAANEN  
913-209-5099**

# MARCH 2024

SUN	MON	TUE	WED	THU	FRI	SAT
					1 <i>I Hop Shawnee Coffee 9:00am</i>	2 CH3 RENTAL
3	4	5	6 BOOK CLUB 	7	8 <i>I Hop Shawnee Coffee 9:00am</i>	9
10 CH1 RENTAL	11	12 CH3 BUNKO	13	14	15 <i>I Hop Shawnee Coffee 9:00am</i>	16
17 	18 CH3 BOARD MEETING	19 CH3 PRESIDENTIAL PRIMARY	20	21	22 <i>I Hop Shawnee Coffee 9:00am</i>	23
24	25	26	27	28	29 <i>I Hop Shawnee Coffee 9:00am OFFICE CLOSED</i>	30
31 						

# APRIL 2024

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3 BOOK CLUB 	4	5 <i>I Hop Shawnee Coffee 9:00am</i>	6
7	8	9	10	11	12 <i>I Hop Shawnee Coffee 9:00am</i>	13
14	15 CH3 ANNUAL BOARD MEETING	16 CH3 BUNKO	17	18	19 <i>I Hop Shawnee Coffee 9:00am</i>	20

**NEXT BOARD MEETING APRIL 15, 2024 CLUBHOUSE 3**