

The Clarion

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

VOLUME 11, ISSUE 2

MARCH 2022

SPECIAL POINTS OF INTEREST

Application BOD - 3

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President's Message March 2022

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Spring is here, avoid the trucks

Spring's warmer weather will allow crews to start repaving streets in Colonies 1 and 2. While this work will enhance our neighborhood and support our home values, it also will impede traffic, so please be tolerant of work trucks and the temporary disruptions. I understand this year's road work should be completed by early summer.

At our February board meeting, it was voted to replace the retaining wall that borders the front of Clubhouse 3. A layered stone wall will replace the existing lumber one and the stone will match the other walls that have been built elsewhere in our complex.

New goals and backboards will be installed in the next month or so, which should complete the work at our outdoor basketball court.

Board Election

A reminder that our annual meeting is a month away. At least three board positions will be up for election with the winning candidates announced at that meeting. Interested homeowners can print an application from our website or this Clarion, or get one from the office.

Each candidate's application form will appear in the April Clarion prior to the annual meeting. Board terms are for three years and applicants must be homeowners with their name on the deed.

As you know a lot of work is scheduled at Four Colonies and members of the board and committees will make decisions on how that work will be performed. So please sign up to join our teams.

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

Bob Burgdorfer
President, Four Colonies Homes Association

MANAGER'S REPORT

Phillips Paving completed the curb work and will begin asphalt mill and overlay at the end of March or beginning of April, weather permitting. Please be aware that the parking during this time will be disrupted and a bit challenging. We appreciate your cooperation and patience during this time

K.C. Tree Care completed trimming trees in colony 4 and will be back for some removals of trees that are diseased or dying.

Top Care did a good job with snow removal these last two storms with the second one being more challenging. Reminder to homes with garages or driveways to utilize these when the forecast is showing enough snow where plows will be coming through (2" or more). This will help them in the parking lots tremendously.

**IF YOU WOULD LIKE TO HELP GUIDE FOUR COLONIES,
CONSIDER RUNNING FOR THE BOARD OF DIRECTORS.**

AN APPLICATION IS INCLUDED IN THIS CLARION.

**MAKE A DIFFERENCE THIS YEAR IN
YOUR COMMUNITY!!!!!**

APPLICATION DEADLINE MARCH 17, 2022—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:

 FOUR COLONIES' BOOK CLUB SELECTIONS 2021-22 Second Wednesday: Social – 7 p.m.; Book Discussion – 7:30 p.m.				
Date	Book Title	Author	Book Type	Reviewer/ Host
March 10, 2022	My Remarkable Journey	Katherine Johnson Memoir	Tells the full story of her life, including what it took to work at NASA, help land the first man on the moon, and live through a century of turmoil and change.	TBA
April 13, 2022	The Storm on Our Shores	Mark Obmascik History/ WWII/ Japan	A heartbreaking tale of tragedy and redemption involving one Island, two Soldiers, and a forgotten battle of WWII	Carol Howe
May 11, 2022	The Pull of the Stars	Emma Donoghue Historical fiction/ Spanish flu	In 1918 Dublin, the city and the country are ravaged by war, poverty, and the Great Flu.	Susan Richardson
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!!!			

ANNUAL HOMEOWNER'S MEETING

APRIL 18, 2022

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

APPLICATION FOR

FOUR COLONIES BOARD OF DIRECTORS PAGE 3

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**



The garden club is fixing the library in clubhouse 2 over the winter months. Reorganizing, cleaning and adding furniture and book shelves.

The library is open during office hours, 10 am- 4 pm by appointment. Just call the office and let them know you wish to use it.

Checkout is on the honor system, take as many books as you want, bring them back when done.

**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.

**FOUR COLONIES HOMES ASSOCIATION
REGULAR BOARD MEETING MINUTE
January 17, 2021**

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

The Homeowner's Forum started at 5:45 p.m. There was 1 homeowner present. The following topic was discussed: an area that needs grass.

Treasurer Evie Kowalewski called the Regular Board Meeting of January 17, 2022 to order at 6:11 p.m. A quorum was present.

Mr. Wright made the motion to accept December 20, 2021, Regular Board Meeting minutes as written. Ms. Hurley seconded and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

Manager's Report – Ms. Kowalewski read the Manager's Report.

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

Grounds- There was no report.

Painting – There was no report.

Social – There was no report.

Communications – There was no report.

Long Range Planning Committee – Mr. Wright gave an update on the curb repair work.

The Board went into Executive Session at 6:29 pm.

The Board returned from Executive Session at 7:00 pm.

Ms. Weishaar made the motion to adjourn, seconded by Mr. Wright. The meeting adjourned at 7:05 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	N						
Amy Guion	Y	Y	Y						
Sara Hurley	Y	Y	Y						
Linda Khan-McKibben	A	Y	Y						
Evie Kowalewski	-	Y	Y						
Stefanie Weishaar	Y	Y	Y						
David Williams	A	Y	Y						
Gregory Wright	Y	Y	Y						
Bob Burgdorfer									

A = Abstain Y = Yes N = No
 BOARD OF DIRECTORS VOTING RECORD
 FOR THE – January 17, 2021 MEETING

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)
	<u>1,450,023.74</u>	<u>1,017,410.00</u>	<u>3,117,438.42</u>	<u>5,584,872.16</u>
	=====	=====	=====	=====
TOTAL ASSETS				
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
	<u>812,587.26</u>	<u>0.00</u>	<u>0.00</u>	<u>812,587.26</u>
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
	<u>4,772,284.90</u>	<u>0.00</u>	<u>0.00</u>	<u>4,772,284.90</u>
Subtotal Equity	4,772,284.90	0.00	0.00	4,772,284.90
	<u>5,584,872.16</u>	<u>0.00</u>	<u>0.00</u>	<u>5,584,872.16</u>
	=====	=====	=====	=====
TOTAL LIABILITIES & EQUITY	5,584,872.16	0.00	0.00	5,584,872.16

Four Colonies Homes Association

Account	Description	Income/Expense 1/1-1/31/22	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
34030	Misc. Other		231.66	231.66
34045	Income Pool Cards		10.00	10.00
	Subtotal Income		146,753.01	146,753.01
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

Account	Description	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	93,974.30	93,974.30
		=====	=====



Hello, I'm Heather!

My family and I have lived in this Lenexa/Shawnee area for the last 18+ years next door to Four Colonies. As your local agent, I'm here to help you navigate your real estate needs. Give me a call to discuss your situation and next steps.



BUY - SELL - INVEST - REFERRALS

Heather Novacky

913-638-6496

ReeceNichols JoCo West

www.heathernovacky.reecenichols.com



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MARCH 2022
JOYCE ZIBRO
 Your Real Estate Specialist
 since 1976
 Four Colonies Resident
 since 1973



LOW INVENTORY STILL

There are no Four Colonies properties listed for sale in Heartland MLS as the March Clarion goes to press on February 23, 2022

JANUARY 27 – FEBRUARY 23 — 4 PROPERTIES SOLD. These sales came on the market and went under contract during this time.

Bedford, free-standing ranch floor plan villa with two bedrooms, two and a half bathrooms, finished basement, two-car garage, listed at \$240,000.

Maisonette II, two-story with two bedrooms, one and a half bathrooms, and finished basement, listed at \$150,000.

Bristol, free-standing, split-level with four bedrooms, three bathrooms, finished basement, and two-car garage, listed at \$350,000.

Bedford, free-standing ranch floor plan villa with three bedrooms, three bathrooms, walkout basement, two-car garage, listed at \$235,000.

There is one home in MLS "Coming Soon" status. This free-standing villa offers three bedrooms, three bathrooms, a two-car garage, and a walkout basement.

INTEREST RATES REMAIN LOW

Mortgage interest rates ticked up again, but even so, are still historically low. The 30-year fixed rate is approximately 4% and 3.375% for 15-year mortgages. These are rates from a local bank with no points, a FICO score of 740, and a 20% down payment. Terms vary among lenders, of course.

STRONG SELLER'S MARKET

The strong seller's market shows no sign of letting up. Inventory remains low, and most sellers are receiving multiple offers.

HAPPY SAINT 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



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.



VETERAN

Ever stop to think and forget to start again?

**There is no distinctly Native American criminal class,
save Congress - - Mark Twain**

ANNUAL HOMEOWNER'S MEETING

APRIL 18, 2022

THREE BOARD MEMBERS WILL BE

ELECTED AT THIS MEETING.

APPLICATION FOR



FOUR COLONIES BOARD OF DIRECTORS

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MARCH 2022

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2 ASH WEDNESDAY	3	4 Le Peep Coffee 9:00am	5 RENTAL CH 3
6	7	8	9 BOOK CLUB 	10	11 Le Peep Coffee 9:00am	12 RENTAL CH 1
13 DAYLIGHT SAVINGS TIME BEGINS  	14 YARD WASTE PICK UP	15 BUNKO	16	17 CLARION DEADLINE BOARD APPLICATION DEADLINE 4pm 	18 Le Peep Coffee 9:00am	19
20	21 BOARD MEEING 5:45 PM	22	23	24	25 Le Peep Coffee 9:00am	26
27	28	29	30	31		

APRIL 2022

SUN	MON	TUE	WED	THU	FRI	SAT
					1 Le Peep Coffee 9:00am	2 RENTAL CH 1
3	4	5	6	7	8 Le Peep Coffee 9:00am	9 RENTAL CH 1
10 	11 YARD WASTE PICK UP	12	13 BOOK CLUB 	14	15 Le Peep Coffee 9:00am GOOD FRIDAY OFFICE CLOSED	16

NEXT BOARD MEETING MARCH 21, 2022