

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

**SPECIAL POINTS
OF INTEREST**

- Book Club - 5
- Paint Schedule - 6
- Yard Waste Schedule - 7

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THIS
ISSUE**

- President's Message
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The Clarion

VOLUME 12, ISSUE 5

MAY 2023



President's Message MAY 2023

Thank you to all the residents who attended the Annual Meeting on April 17th. We had a presentation by Lenexa Fireman David Little for the In-Home Smoke Alarm Inspection for our neighborhood. Officer Danny Chavez spoke on recent crime issues in the City of Lenexa and our FCHA neighborhood.

The three Board Members were chosen. Congratulations to Bob Burgdorfer who will continue to serve on the board and to Kelli Knisely and Nancy Bunn. They both bring strong financial background, work experience and enthusiasm to continue to maintain and improve our neighborhood. Thank you to Evie Kowakeski and Sarah Hurley for all their hard work and dedication over the past three years of their term.

Immediately after the Annual Meeting, the newly elected Board of Directors met and elected the officers for this coming year. They are: President Stefanie Weishaar, Vice-President Bob Burgdorfer, Treasurer Kelli Knisley and Secretary Nancy Bunn.

Phillips Paving is making great progress on Colonies 3 & 4, thank you for your patience and flexibility while they are working.

Pride and Property is planning to walk and assess the neighborhood this month. If you would like to assist, please email the office.

Pool season is almost here, and all pools will be open. Stay tuned for further details.

The weather has been great and it is a perfect time to enjoy the walkways and amenities of your neighborhood.

Stefanie Weishaar
President, Four Colonies Homes Association

**Election Results April 17, 2023 Annual Meeting
FOUR COLONIES HOMES ASSOCIATION
Bob Burgdorfer, Nancy Bunn, Kelli Knisely**

**FOUR COLONIES HOMES ASSOCIATION
BOARD OF DIRECTORS**

**Stefanie Weishaar - President
Bob Burgdorfer - Vice President
Nancy Bunn - Secretary
Kelli Knisely - Treasurer
Debbie Bearden
Amy Guion
Linda Khan-McKibben
David Williams
Greg Wright**

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. 82nd 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**

**2023 FOUR COLONIES
NEIGHBORHOOD GARAGE
SALE 8:00am to 4:00 pm.**

Friday May 19

Saturday May 20

and Sunday May 21

Weather should be great!



Get out and say

Hi to your neighbors!

**Clean out your closets and garage
and make some money!**

Thanks for your participation.

Four Colonies 4

		<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	
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!!!				

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
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
March 20, 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: David Williams	

The Homeowner's Forum started at 5:45 p.m. There was 1 homeowner present. The following topics were discussed: Parking.

President Bob Burgdorfer called the Regular Board Meeting of March 20, 2023, to order at 6:00 p.m. A quorum was present.

Ms. Guion made the motion to accept February 20, 2023, Regular Board Meeting minutes as written, with one correction. Ms. Weishaar seconded, and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

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

New Business- The Board discussed the Annual Meeting. Captain David Little with Lenexa Fire Department and Officer Danny Chavez with Lenexa Police Department will be speaking at the annual meeting.

Unfinished Business- There was no unfinished business.

COMMITTEE REPORTS:

Architectural Review – There was no report.

Common Facilities – Mr. Burgdorfer reported a new tennis court net had been purchased.

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

Grounds- Ms. Bearden reported on the timber retaining wall at Pool 4. Discussion followed. Ms. Bearden made the motion to accept Top Care bid in the amount of \$23,900.00 to install a new Anchor Diamond 9D multi piece wall, approximately 281 square feet, with drains. Ms. Khan-McKibben seconded. The motion passed. **(Vote #2)**

Social – Ms. Khan-McKibben reported on the Easter Egg Hunt scheduled for April 8 and on the neighborhood garage sale scheduled for May 19, 20, and 21.

Long Range Planning Committee – Mr. Wright reported on the sealcoating for Colony 1 and Colony 2. Discussion followed. Mr. Wright made the motion to accept Phillips Paving bin in the amount of \$58,779.00 to sealcoat Colony 1 and Colony 2. Ms. Guion seconded. The motion passed. **(Vote #3)**
 Mr. Burgdorfer reported on Platinum Paving bid for concrete work. Discussion followed. Mr. Burgdorfer made the motion to accept Platinum Paving bid in the amount of \$31,400.00 for concert work. Ms. Weishaar seconded. The motion passed. **(Vote #4)**

The Board went into Executive Session at 6:45pm.

The Board returned from Executive Session at 7:55 pm.

Ms. Weishaar made the motion to adjourn, seconded by Mr. Wright. The meeting adjourned at 7:58 pm.

Respectfully Submitted By:

 Sara Hurley, Secretary

Approved On

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

A = Abstain Y = Yes N = No
 BOARD OF DIRECTORS VOTING RECORD
 FOR THE – March 20, 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
3/1 to 3/31/23

Account	Description	Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	108,956.44	326,869.32
33010	Reserves - Roof Replacement	17,086.37	51,259.11
33020	Roof Repair	1,875.00	5,625.00
33030	Gutters	3,432.40	10,297.20
33031	Gutter Repair	833.33	2,499.99
33040	Paint - Homes	17,138.12	51,414.36
33050	Paint/Roof - Garage	277.60	832.80
33060	Paint/Roof - Carport	562.89	1,688.67
33070	Light Credit	(3.50)	(10.50)
34000	Clubhouse Rentals	700.00	2,550.00
34010	Clarion	200.00	480.00
34020	Interest-Regular	1,289.09	3,359.18
34022	Major Improvements Interest	606.43	6,979.04
34030	Misc. Other	0.00	42.84
34040	Misc. Owner Income	0.00	15.00
34045	Income Pool Cards	10.00	50.00
	Subtotal Income	152,964.17	463,952.01
EXPENSES			
General & Administrative			
50011	Payroll	28,397.27	74,057.80
50021	Accounting Fees	237.95	713.85
50040	Web Page Maintenance	25.00	100.00
50041	Computer	82.02	437.43
50051	Copier Expense	231.45	537.65
50061	Collection Expense (Del Due)	(100.00)	(200.00)
50071	Insurance	272.00	272.00
50091	Legal	113.00	113.00
50111	Office Materials/Supplies	751.77	2,028.01
50112	Annual Meeting	1,611.14	1,620.38
50131	Postage	443.20	483.77
50141	Security Alarm	1,115.91	2,415.57
50151	Professional Services	275.14	1,114.10
50171	Taxes-other (property/licenses)	0.00	40.00
50191	Office Equipment - Misc.	98.40	98.40
50231	Office Telephone	275.68	826.61
	General & Administrative	33,829.93	84,658.57

Account	Description	Current Actual	Year-To-Date Actual
Common Area Maintenance			
51032	Contract - Trash	9,156.03	27,468.09
51041	Pool Security Services	0.00	246.00
51042	Contract - Pool	0.00	1,480.00
51043	Keri System (Pools)	185.20	555.60
51052	Contract - Lawn	14,700.00	44,100.00
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	2,160.00	14,930.00
51092	Grounds Improvements	0.00	40.83
51095	Public Relations	54.59	437.68
51115	Common Facilities Maintenance	0.00	770.09
51116	Termite Treatment Clubhouses	0.00	1,245.15
51123	Common Area Seeding/Turf Rep	279.74	279.74
51142	Utilities	3,401.10	14,713.60
51152	Truck Maintenance/Golf Cart	430.59	1,239.57
51153	Purchase New Truck	774.27	2,322.81
51162	Tools/Equip/Supplies	83.06	115.87
	Common Area Maintenance	<u>31,224.58</u>	<u>153,402.88</u>
Residential Maintenance			
52013	Paint Homes	13,750.00	13,750.00
52034	Paint Residential Fences	2,803.00	2,803.00
52043	Residential-Roof Repairs	0.00	412.00
52053	Gutter -Repairs	804.00	1,464.00
	Residential Maintenance	<u>17,357.00</u>	<u>18,429.00</u>
Major Improvements/Repair			
53037	Erosion	0.00	221.00
	Major Improvements/Repai	<u>0.00</u>	<u>221.00</u>
Reserves			
	Reserves	<u>0.00</u>	<u>0.00</u>
	TOTAL EXPENSES	82,411.51	256,711.45
	Current Year Net Income/(loss)	70,552.66	207,240.56
		=====	=====



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



LOW INVENTORY CONTINUES

The only property on the market as the Clarion goes to press on April 27th is a beautifully updated 3 bedroom, 1&1/2 bath end unit ranch with carport. Listed at \$235,000.

FOUR PROPERTIES SELL FROM MARCH 31 TO APRIL 26

Three of the sold properties were also listed in April. Two free-standing Garden View Homes, and a Bedford ranch 3 bedroom 3 bath with finished walk-out, listed at \$213,000 and a Bristol 1&1/2 story, 3 bedrooms, 2.& 1/2 baths, finished walkout. Listed at \$385,000. Both had 2 car garages. Two townhomes sold...a Maisonette II two-story, 2 bedroom, 1&1/2 bath, finished basement. Listed at \$225,000 and a Chalet 3 bedroom 2&1/2 baths, double attached garage. Listed at \$300,000.

MORTGAGE INTEREST RATES

Mortgage interest rates have been pretty volatile recently. They reached close to seven at one point. Currently, rates are running in low to medium 6's.

DEMAND REMAINS STRONG FOR FOUR COLONIES

HELP! Deb Staley and I have several Buyers who want only a Four Colonies property. In addition, we receive calls from other agents needing a Four Colonies home for their Buyers.

**WISHING YOU A HAPPY MOTHER'S DAY AND
 A WONDERFUL MEMORIAL DAY WEEKEND!**

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.

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

MAY 2023

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3 Book Club 	4	5 I Hop Shawnee Coffee 9:00am	6
7 RENTAL CH 3	8	9	10	11 RENTAL CH 3	12 I Hop Shawnee Coffee 9:00am RENTAL CH 3	13 RENTAL CH 1 RENTAL CH 3
14 MOTHER'S DAY  	15 BOARD MEETING CH3 5:45 PM Yard Waste	16 BUNKO	17	18 CLARION DEADLINE	19 I Hop Shawnee Coffee 9:00am RENTAL CH 1 GARAGE SALE	20 RENTAL CH 3 GARAGE SALE
21 GARAGE SALE RENTAL CH 3	22	23	24	25	26 I Hop Shawnee Coffee 9:00am	27 POOLS OPEN
28 RENTAL CH 3	29 MEMORIAL DAY OFFICE CLOSED	30	31			

JUNE 2023

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2 I Hop Shawnee Coffee 9:00am	3 RENTAL CH 1
4	5	6	7 Book Club 	8	9 I Hop Shawnee Coffee 9:00am	10
11 	12 Yard Waste	13	14	15 CLARION DEADLINE	16 I Hop Shawnee Coffee 9:00am	17

NEXT BOARD MEETING MAY 15, 2023 CLUBHOUSE 3