

**FOUR COLONIES  
HOMES ASSOCIATION**

**A WELCOMING COMMUNITY  
WITH PRIDE IN  
OUR PROPERTY**

**SPECIAL POINTS  
OF INTEREST**

**Book Club - 4**

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# The Clarion

**VOLUME 20, ISSUE 17**

**MAY 2024**



# President's Message MAY 2024

As I start my 9<sup>th</sup> year on the board and 2<sup>nd</sup> term as President, I wanted to say thank you to all that attended the annual meeting. We had a great discussion between the board members and homeowners about future plans and needs of our community. We need community involvement to navigate the years ahead.

I would also like to thank my fellow board members for their time and commitment to supporting Four Colonies. Bob as Vice President, Kelli as Treasurer, Nancy as Secretary, Debbie, David, Amy, Rich who all participate on various committees. Thank you to Erin who oversees the office and crew of Susie, Jesse and Sal who keep this community running so well.

We do have another Board position that opened due to a resignation. If you feel that you could contribute to the board, please reach out to the office for an application or see the website for the link. Applications will be accepted through May 16<sup>th</sup> so they can be reviewed, and a new candidate chosen at the May 20<sup>th</sup> meeting.

At a previous BOD meeting, we heard concerns that the meeting start time may be too early to allow those who work to attend. Thus, **the Board has opted to try a 6:15pm start time for the next few months.** We will see if that will allow more to attend the homeowner's forum and meeting. The board will need to make some hard decisions going forward. We need your input on potential dues increases vs reducing services. The Board has recognized challenges in front of all of us and continues to work to maintain Four Colonies as an ideal place to live in Lenexa. As you all know, last fall we attempted to raise dues to help cover rising inflation costs and projects coming up in the next few years. Inflation has affected everyone personally as well with our vendors. We have seen 6 to 15% increases in pricing with our contracted providers in the past year or two. We are currently working on the storm drain maintenance plan for the next 2 years at an estimated cost of \$700,000.

The first roofing committee meeting will be April 24<sup>th</sup> at 6pm at CH3. The roofing replacement project coming up most likely will need to start in the next year and be a multiple year project. The initial estimates are upwards of \$5 million at best.

Thank you,  
Stefanie Weishaar FHCA Board 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 17th of each month, a late payment reminder phone call or email is made/sent to homeowner.
- B. After the 15th 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!!!			

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

# 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).





# 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  
 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 MINUTES  
MARCH 18, 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:	Debbie Bearden
	Linda Khan-McKibben

The Homeowner's Forum started at 5:45 p.m. There were 5 homeowners present. The following topics were discussed: Possibly changing the time of the Board of Directors meeting to a little later than 5:45, planting trees where there is no grass, and paint colors.

President Stefanie Weishaar called the Regular Board Meeting of March 18, 2024, to order at 6:03 p.m. A quorum was present.

Ms. Knisely made the motion to accept February 18, 2024, Regular Board Meeting minutes as written, with no corrections. Mr. Burgdorfer seconded, and the motion passed. **(Vote #1)**

**COMMITTEE REPORTS:**

**Manager's Report** – Ms. Hallblade explained that the office was closed and the staff were working from home due to the construction on the foundation in Clubhouse 2. She stated that phone calls and emails were being addressed. Ms. Hallblade also mentioned that Top Care was starting their pre-emergent on the grass for spring. KC Tree will also begin trimming in Colony 2. Discussion followed.

**New Business**- Ms. Weishaar said that we could only receive one bid for trash, and it was from Republic. Concerns were raised and Republic said that they were making some changes and hiring more staff. Ms. Weishaar stated that the contract is for \$15779.03 per month with a 6% annual increase. Ms. Weishaar spoke about possibly adjusting the number of bins in the multi-plexes and bi-monthly recycling pick-up. Discussion followed.

Ms. Weishaar made the motion to move recycling to every other week for dumpsters and single-family homes. Ms. Knisely seconded the motion and the motion passed. **(Vote #2)**

Ms. Guion made a motion to approve Republic's 3 years trash contract with the change to move recycling to every other week for \$163,976 with an annual 6% increase. Ms. Weishaar seconded the motion and the motion passed. **(Vote #3)**

**Unfinished Business**- No report

**COMMITTEE REPORTS:**

**Architectural Review** – Ms. Weishaar reported that the roofing committee meeting will be on April 24, 2024, at Clubhouse 3 at 6:00 and that the roofing assessments would be April 1-3.

**Common Facilities** – Mr. Burgdorfer reported that they were going ahead with the Four Colonies workday and setting up a time.

**Finance-** Ms. Knisely reported that the collection process will begin with foreclosures on homeowners that owe over \$10,000. For amounts under \$10,000 interest will begin accruing. Ms. Knisely also reported that the tax statement is ready from the accountants, and that they are printing the final draft.

**Grounds-** No report.

**Social –** No report.

**Long Range Planning Committee –** Mr. Burgdorfer reported that they now have a storm drain committee. They have received one bid so far. They have had two meetings and have questions, so they are going back to the companies for answers. They intend to have a vote at the May Board of Directors meeting.

The meeting was adjourned at 6:45 for Executive session.

The executive session was adjourned at 7:27 as was the meeting.

Respectfully Submitted By:

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

\_\_\_\_\_  
Approved On

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

A = Abstain                      Y = Yes                      N = No

BOARD OF DIRECTORS VOTING RECORD  
FOR THE –MARCH 18, 2024, MEETING

**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**



## Four Colonies Homes Association

Balance Sheet

As of 03/31/24

Account	Description	Operating	Reserves	Other
<b>ASSETS</b>				
10100	Petty Cash	500.00		500.00
10200	National BK of KC Operating CH	1,332,845.09		1,332,845.09
10209	Argentine Federal Savings		234,909.92	234,909.92
10210	Capital Federal Bank		488,829.69	488,829.69
10212	Bank Of Labor 1		121,358.35	121,358.35
10215	Arvest Bank	235,000.00		235,000.00
12000	Unit Dues Receivable	169,869.03		169,869.03
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		(269.93)	(269.93)
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>1,665,944.59</u> =====	<u>961,518.15</u> =====	<u>3,846,740.26</u> =====
<b>LIABILITIES &amp; EQUITY</b>				
<b>CURRENT LIABILITIES:</b>				
20500	Accounts Payable	30,730.19		30,730.19
21286	Note Payable Ford 2020 Truck	11,412.79		11,412.79
22250	Prepaid Homeowner Dues	39,170.92		39,170.92
22260	Accrued Payroll	8,603.20		8,603.20
22300	Clubhouse Deposits	2,125.00		2,125.00
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>1,346,773.68</u>	<u>0.00</u>	<u>0.00</u> 1,346,773.68
<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)	182,179.54	0.00	0.00 182,179.54
	<b>Subtotal Equity</b>	<u>4,829,468.74</u>	<u>0.00</u>	<u>0.00</u> 4,829,468.74
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>6,176,242.42</u> =====	<u>0.00</u> =====	<u>0.00</u> =====

## Four Colonies Homes Association

Income/Expense  
Statement

Period: 01/01/24  
to 04/25/24

Account	Description		
<b>INCOME:</b>			
33000	Administrative & Common Area	473,452.35	473,452.35
33010	Reserves - Roof Replacement	52,965.66	52,965.66
33020	Roof Repair	5,625.00	5,625.00
33030	Gutters	10,681.14	10,681.14
33031	Gutter Repair	2,499.99	2,499.99
33040	Paint - Homes	52,956.81	52,956.81
33050	Paint/Roof - Garage	857.79	857.79
33060	Paint/Roof - Carport	1,739.34	1,739.34
33070	Light Credit	(10.50)	(10.50)
34000	Clubhouse Rentals	2,800.00	2,800.00
34005	Special Assessment	42,949.10	42,949.10
34010	Clarion	550.00	550.00
34020	Interest-Regular	9,925.92	9,925.92
34030	Misc. Other	16.80	16.80
34040	Misc. Owner Income	180.00	180.00
34045	Income Pool Cards	50.00	50.00
34050	Collection Income	350.00	350.00
	Subtotal Income	657,589.40	657,589.40
<b>EXPENSES</b>			
<b>General &amp; Administrative</b>			
50011	Payroll	75,664.55	75,664.55
50021	Accounting Fees	682.99	682.99
50031	Annual Audit/Tax Prep	6,800.00	6,800.00
50040	Web Page Maintenance	100.00	100.00
50041	Computer	325.34	325.34
50051	Copier Expense	627.89	627.89
50061	Collection Expense (Del Due)	450.53	450.53
50071	Insurance	(512.00)	(512.00)
50091	Legal	3,134.00	3,134.00
50111	Office Materials/Supplies	1,421.01	1,421.01
50112	Annual Meeting	1,965.60	1,965.60
50131	Postage	662.30	662.30
50141	Security Alarm	2,691.07	2,691.07
50151	Professional Services	1,361.08	1,361.08
50171	Taxes-other(property/licenses)	531.63	531.63
50221	Automileage	1,100.00	1,100.00
50231	Office Telephone	606.84	606.84
50242	Service Charges	38.73	38.73
	General & Administrative	97,651.56	97,651.56

## Common Area Maintenance

51032 Contract - Trash	31,249.73	31,249.73
51042 Contract - Pool	1,840.00	1,840.00
51043 Keri System (Pools)	802.52	802.52
51052 Contract - Lawn	76,560.00	76,560.00
51053 Yard Waste Pick Up	1,482.18	1,482.18
51062 Contract Tree Trimming	24,000.00	24,000.00
51063 Tree Maintenance	1,900.00	1,900.00
51072 Snow Removal/Chemicals	13,550.00	13,550.00
51095 Public Relations	51.29	51.29
51115 Common Facilities Maintenance	9,557.35	9,557.35
51116 Termite Treatment Clubhouses	1,245.15	1,245.15
51122 Concrete Repair	171.93	171.93
51142 Utilities	8,940.37	8,940.37
51152 Truck Maintenance/Golf Cart	1,524.54	1,524.54
51153 Purchase New Truck	2,310.78	2,310.78
51162 Tools/Equip/Supplies	303.05	303.05
51172 Miscellaneous	(840.00)	(840.00)

Common Area Maintenance	174,648.89	174,648.89
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## Residential Maintenance

52013 Paint Homes	25,500.00	25,500.00
52033 Paint - Carport	2,650.00	2,650.00
52034 Paint Residential Fences	4,124.00	4,124.00
52043 Residential-Roof Repairs	8,837.00	8,837.00
52053 Gutter -Repairs	1,663.00	1,663.00

Residential Maintenance	42,774.00	42,774.00
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## Major Improvements/Repair

53037 Erosion	1,038.00	1,038.00
53096 Foundation Repair	53,904.47	53,904.47

Major Improvements/Repai	54,942.47	54,942.47
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## Reserves

Reserves	0.00	0.00
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## TOTAL EXPENSES

370,016.92

370,016.92

## Current Year Net Income/(loss)

287,572.48

287,572.48

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**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.**

## REFRESHED BY MIKE

**Need to get your outside house area cleaned up? I'm the answer. I am a Master Gardener and live in Four Colonies. I can plant flowers and bushes, clean out your flower gardens, put mulch down, trim bushes, and pull weeds. Bags provided and hauled away. I work by the job, not hour. Cash preferred, checks accepted.**

**Call Mike at 712-371-2657 or email  
[mikeandrews@frontier.com](mailto:mikeandrews@frontier.com)**

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

# MAY 2024

SUN	MON	TUE	WED	THU	FRI	SAT
			1 BOOK CLUB 	2	3 I Hop Shawnee Coffee 9:00am	4
5	6	7	8	9	10 I Hop Shawnee Coffee 9:00am	11
12 CH1 RENTAL CH3 RENTAL	13	14	15	16 F.C. GARAGE SALE CH3 RENTAL	17 F.C. GARAGE SALE I Hop Shawnee Coffee 9:00am CH3 RENTAL	18 GARAGE SALE CH3 RENTAL CH1 RENTAL
19 CH1 RENTAL CH3 RENTAL	20 BOARD OF DIRECTORS MEETING CH2 6:15	21 BUNKO CH3	22	23	24 I Hop Shawnee Coffee 9:00am	25 CH1 RENTAL CH3 RENTAL
26 CH3 RENTAL	27 OFFICE CLOSED MEMORIAL DAY	28	29	30	31	

# JUNE 2024

SUN	MON	TUE	WED	THU	FRI	SAT
						1 CH1 RENTAL CH3 RENTAL
2	3	4	5 BOOK CLUB 	6	7 I Hop Shawnee Coffee 9:00am	8 CH1 RENTAL
9	10	11	12	13	14 I Hop Shawnee Coffee 9:00am CH 3 RENTAL	15 CH3 RENTAL

NEXT BOARD MEETING JUNE 17, 2024 CLUBHOUSE 3