

The Clarion

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

VOLUME 14, ISSUE 11

NOVEMBER 2023

SPECIAL POINTS OF INTEREST

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President's Message NOVEMBER 2023

The leaves are falling and there is a chill in the air. Before we know it, Thanksgiving will kick off of the holiday season. We hope you are able to enjoy time with family, friends and neighbors as we celebrate another year.

Thank you to the homeowners who took the time and interest by attending the Special Meeting requesting a dues increase of 7% for the year 2024. Our Covenants/Bylaws required a quorum to be a valid meeting/vote. We did not have the required 60% of homeowners in attendance or by proxy vote, but we were able to present the Board's proposal to those in attendance and hear your input. Letters were mailed last month notifying the homeowners of a second special meeting for the 7% dues increase for the year 2024. This meeting will be held at Clubhouse 2 on November 16th at 7pm. This meeting requires a quorum on 30% of the homeowners (CCR-Article IV-Section 5) to be present, voting in person or by proxy. During this meeting, we will be presenting 2024 budget options based on potential dues increase.

We hope that you can attend to learn more about the need for this special assessment which will help our neighborhood continue to be one best in the state while maintaining a very conservative fees structure.





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)	Alex Trebek is the one providing the answers 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 Saudi society” .	TBA
September 4	Select books for next year and party!!!			

Stormwater Problems – County, Lenexa may help

Johnson County and City of Lenexa offer cost-share programs to manage stormwater for residences. The program is intended to help cover the cost of materials and/or contractor labor to install stormwater best management practices on private property. Funds from the county provide a 50% match, up to \$1,000 for rain gardens or native plantings, and a 50% match on rain barrels up to \$75. The City of Lenexa can provide an additional 25% match bringing the total available for individual residents up to \$1500 for rain gardens and \$110 per rain barrel. To see if you qualify or if you have any additional questions, call the City's Communications Dept. at 913-477-7527





JOIN US FOR GAMES

When: **Thursday, November 9, 10:30am-12:30pm**

Where: **Clubhouse 3**

Gather your Four Colonies friends and bring cards, tiles, or board games to enjoy. Cribbage anyone? Novice or expert, all are welcome.

Please RSVP to nancyjo4853@gmail.com

When: **Tuesday, November 21, 11:00am-12:00pm**

Where: **Clubhouse 3**

White Elephant BINGO. Bring a new or gently used family friendly item and receive a Bingo card. Winners can choose from items or in true white elephant fashion take a prize already claimed. Join the fun with you Four Colonies friends.

Please RSVP to nancyjo4853@gmail.com



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 MINUTES**

October 16, 2023

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:	Erin Hallblade

The Homeowner’s Forum started at 5:47 p.m. There were 12 homeowners present. The following topics were discussed: The interest with the bank accounts, the work truck note, and the costs of the meetings.

President Stefanie Weishaar called the Regular Board Meeting of October 16, 2023 to order at 6:01 p.m. A quorum was present.

Mr. Burgdorfer made the motion to accept the September 18, 2023, Regular Board Meeting minutes as written, with no corrections. Ms. Khan-McKibben seconded, and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

Manager’s Report – There was no report.

New Business– There was no new business.

Unfinished Business- There was no unfinished business.

COMMITTEE REPORTS:

Architectural Review – Ms. Weishaar made the motion to extend the paint cycle to seven years. Ms. Guion seconded the vote. **(Vote#2)**

Common Facilities – Mr. Burgdorfer will be looking at the possibility of a new underwater lighting system for the pools and the repair of the tennis courts.

Finance-Ms. Knisely reported that the budget would be determined by the outcome of the votes from the special meeting.

Grounds– There was no report.

Social – There was no report.

Long Range Planning Committee - Mr. Burgdorfer spoke about security, lighting of the pools, CH3 tennis courts and pickleball courts renovations. Discussion followed.

The Board went into Executive Session at 6:12 pm.

The Board returned from Executive Session at 6:45 pm.

Ms. Weishaar made a motion to adjourn the meeting. The motion was seconded by Ms. Knisely. **(Vote #3)**

The meeting adjourned at 6:47 pm.

The special meeting began at 7:30 pm. A presentation was made by the Board about the 7% dues increase, and the residents followed with discussion. The meeting adjourned at 8:45 pm.

Respectfully Submitted By:

 Nancy Bunn, Secretary

Approved On

Board Member	1	2	3	4	5	6	7	8	9
Debbie Bearden	Y	Y	Y						
Nancy Bunn	Y	Y	Y						
Bob Burgdorfer	Y	Y	Y						
Amy Guion	Y	Y	Y						
Linda Khan-McKibben	Y	Y	Y						
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 –OCTOBER 16, 2023, MEETING

Four Colonies Homes Association

Balance Sheet

As of 09/30/23

Account	Description	Operating	Reserves	Other
ASSETS				
10100	Petty Cash	500.00		500.00
10200	National BK of KC Operating CH	865,241.86		865,241.86
10209	First Interstate Bank		248,745.13	248,745.13
10210	United Missouri Bank		253,829.69	253,829.69
10212	Bank Of Labor 1		157,292.06	157,292.06
12000	Unit Dues Receivable	166,097.76		166,097.76
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		259,224.19	259,224.19
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)
	TOTAL ASSETS	<u>959,570.09</u>	<u>1,035,781.19</u>	<u>3,846,740.26</u>
		=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
21286	Note Payable Ford 2020 Truck	11,412.79		11,412.79
22250	Prepaid Homeowner Dues	28,275.03		28,275.03
22260	Accrued Payroll	8,603.20		8,603.20
22300	Clubhouse Deposits	2,725.00		2,725.00
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
	Subtotal Current Liab.	<u>1,305,747.60</u>	<u>0.00</u>	<u>0.00</u>
		=====	=====	=====
EQUITY:				
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)	(96,690.76)	(14,254.50)	0.00
	Subtotal Equity	<u>4,550,598.44</u>	<u>(14,254.50)</u>	<u>0.00</u>
		=====	=====	=====
	TOTAL LIABILITIES & EQUITY	<u>5,856,346.04</u>	<u>(14,254.50)</u>	<u>0.00</u>
		=====	=====	=====

Four Colonies Homes Association

Income/Expense
Statement

Period: 09/01/23
to 09/30/23

Account	Description		
INCOME:			
33000	Administrative & Common Area	108,956.44	980,607.96
33010	Reserves - Roof Replacement	17,086.37	153,777.33
33020	Roof Repair	1,875.00	16,875.00
33030	Gutters	3,432.40	30,891.60
33031	Gutter Repair	833.33	7,499.97
33040	Paint - Homes	17,138.12	154,243.08
33050	Paint/Roof - Garage	277.60	2,498.40
33060	Paint/Roof - Carport	562.89	5,066.01
33070	Light Credit	(3.50)	(31.50)
34000	Clubhouse Rentals	150.00	6,450.00
34010	Clarion	100.00	1,140.00
34020	Interest-Regular	1,153.38	9,942.73
34022	Major Improvements Interest	353.76	8,785.07
34030	Misc. Other	0.00	326.84
34040	Misc. Owner Income	45.00	225.00
34045	Income Pool Cards	60.00	970.00
34050	Collection Income	0.00	900.00
	Subtotal Income	152,020.79	1,380,167.49
EXPENSES			
General & Administrative			
50011	Payroll	30,265.50	204,355.48
50021	Accounting Fees	237.95	2,141.55
50031	Annual Audit/Tax Prep	4,960.00	8,960.00
50040	Web Page Maintenance	37.50	465.90
50041	Computer	82.02	2,802.03
50051	Copier Expense	463.43	1,912.90
50061	Collection Expense (Del Due)	1,077.05	1,578.63
50071	Insurance	0.00	29,758.63
50091	Legal	(1,192.85)	(802.35)
50111	Office Materials/Supplies	302.08	3,977.02
50112	Annual Meeting	1,349.81	3,842.91
50131	Postage	0.00	483.77
50141	Security Alarm	1,199.70	5,280.40
50151	Professional Services	505.42	3,227.92
50161	Taxes (corporate income)	0.00	3,773.73
50171	Taxes-other(property/licenses)	0.00	560.21
50191	Office Equipment - Misc.	0.00	98.40
50231	Office Telephone	276.13	2,498.72
50242	Service Charges	45.00	60.00
	General & Administrative	39,608.74	274,975.85

Common Area Maintenance

51032 Contract - Trash	9,359.70	83,417.13
51041 Pool Security Services	268.80	3,996.05
51042 Contract - Pool	11,112.29	35,984.58
51043 Keri System (Pools)	185.20	11,040.28
51051 Optional Lawn Service	0.00	5,748.00
51052 Contract - Lawn	14,700.00	132,300.00
51053 Yard Waste Pick Up	0.00	7,388.84
51055 Entrance/Clubhouse Seasonal	0.00	1,207.70
51062 Contract Tree Trimming	0.00	24,000.00
51063 Tree Maintenance	122,250.00	153,300.00
51072 Snow Removal/Chemicals	0.00	14,930.00
51082 Pool Maintenance/Improvements	36.40	9,798.17
51092 Grounds Improvements	18.00	939.44
51095 Public Relations	0.00	1,936.42
51103 Clubhouse/Pool Furniture	0.00	774.99
51115 Common Facilities Maintenance	354.61	8,181.91
51116 Termite Treatment Clubhouses	0.00	1,245.15
51122 Concrete Repair	0.00	31,400.00
51123 Common Area Seeding/Turf Rep	554.77	849.74
51142 Utilities	6,472.64	42,207.00
51152 Truck Maintenance/Golf Cart	760.53	10,158.02
51153 Purchase New Truck	774.27	6,968.43
51162 Tools/Equip/Supplies	145.84	1,799.25
51172 Miscellaneous	0.00	107.12

Common Area Maintenance

166,993.05

589,678.22

Residential Maintenance

52013 Paint Homes	64,400.00	202,850.00
52023 Paint - Garage	1,100.00	1,100.00
52033 Paint - Carport	0.00	4,400.00
52034 Paint Residential Fences	10,252.00	30,105.00
52043 Residential-Roof Repairs	0.00	4,049.00
52053 Gutter -Repairs	1,405.00	8,026.39

Residential Maintenance

77,157.00

250,530.39

Major Improvements/Repair

53014 Street Repair	675.00	336,033.50
53024 Retaining Wall Replacement	0.00	20,000.00
53037 Erosion	0.00	4,671.00
53095 Clubhouse Improvement Project	0.00	969.29

Major Improvements/Repai

675.00

361,673.79

Reserves

54012 Street Reserve	14,254.50	14,254.50
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Reserves

14,254.50

14,254.50

TOTAL EXPENSES

298,688.29

1,491,112.75

Current Year Net Income/(loss

(146,667.50)

(110,945.26)

=====

=====

July 1st Petting Zoo

OCTOBER 2023 JOYCE ZIBRO

Your Real Estate Specialist
since 1976
Four Colonies Resident
since 1973



Deb and Joyce

ACTIVE LISTINGS

As the Clarion goes to press as of October 23, only two Four Colonies properties are listed in the Heartland MLS:

Masonette II— 2 story 2 bedroom, 1.5 baths, finished basement. Listed at \$200,000.

Ranch Garden Villa—2 bedroom, 1.5 bath with an unfinished basement and 2 car garage is listed in PRE MLS, \$240,000.

TWO PROPERTIES LISTED AND SOLD IN OCTOBER

A Maisonette II 2-story, 2 bedroom, 1.5 bath with finished basement, listed at \$200,000 and a Manor III 3-story, 3 bedroom, 2 full and 2 half baths, finished basement and carport. Listed at \$280,000.

MORTGAGE INTEREST RATES ON THE RISE

Mortgage interest rates hit 8% and higher the third week of October. Realtors are experiencing somewhat less activity with the higher interest rates. Higher mortgage rates will affect many first time buyers' ability to qualify for a mortgage. Despite the rise in mortgage rates, Deb Stanley and I have Buyers looking for specific floor plans in Four Colonies.

WE WISH YOU AND YOUR LOVED ONES A VERY HAPPY THANKSGIVING.

JOYCE ZIBRO AND DEB STANLEY

RE/MAX REALTY SUBURBAN

JOYCE ZIBRO **913-645-9144** JoyceZibro@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 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

NOVEMBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
			1 Book Club 	2	3 I Hop Shawnee Coffee 9:00am	4 RENTAL CH1
5	6	7 ELECTION CH3	8	9	10 I Hop Shawnee Coffee 9:00am	11
12 	13 Yard Waste	14	15	16 CLARION DEADLINE QUORUM VOTE 7:00 CH2	17 I Hop Shawnee Coffee 9:00am	18 RENTAL CH3
19	20 BOARD MEETING CH2	21 BUNKO	22	23 OFFICE CLOSED RENTAL CH1 RENTAL CH2	24 OFFICE CLOSED RENTAL CH3	25 RENTAL CH1
26	27	28	29	30		

DECEMBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
			Book Club 		1 I Hop Shawnee Coffee 9:00am	2
3 RENTAL CH3 RENTAL CH1	4	5	6	7	8 I Hop Shawnee Coffee 9:00am	9
10 	11	12	13	14	15 I Hop Shawnee Coffee 9:00am	16

NEXT BOARD MEETING JANUARY 15, 2024 CLUBHOUSE 2