

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

**SPECIAL POINTS
OF INTEREST**

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The Clarion

VOLUME 11, ISSUE 10

OCTOBER 2022



Happy Halloween

President's Message October 2022

Our 2023 street repairs in Colonies 3 and 4 will be handled by Phillips Paving, the same company that repaved Colonies 1 and 2 this year. After competitive bidding, the Board of Directors at its September meeting selected Phillips.

The project includes fixing or reconfiguring many of the concrete curbs in those two colonies and that work may begin this fall, weather permitting. The asphalt work will start in the Spring. This concrete and asphalt work will complete our major road repairs.

A separate bid to seal the newly paved streets in Colonies 1 and 2 was approved. The sealing will increase the life of the streets.

At the September meeting, the board approved the HOA's budget for 2023. Thanks to the work of our Treasurer and our Staff, we remain financially sound, despite current inflationary pressures, and will provide the same level of services to homeowners as in the past. That budget does include the previously reported 3% increase in dues for 2023.

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

Bob Burgdorfer
President, Four Colonies Homes Association

MANAGER'S REPORT

Harold and Alan helped Pool Service close the four pools, and power washed the tennis courts behind CH 2. They have also contributed to fall seeding on the smaller areas, distributed hoses & sprinklers where needed and are watering non-irrigated common areas that were seeded.

Top Care has finished overseeding and corrected some common area issues that the common grounds committee identified.

Removing the roof at CH 3 created a situation with the roof that had to be repaired and that is complete.



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
October 5, 2022	Things Fall Apart	Chinua Achebe Historical/Cultural Fiction	Depicts pre-colonial life in the southeastern part of Nigeria and the invasion by Europeans during the late 19th century.	Rebecca Reagan
November 2	Mad River	John Sandford Detective Fiction	Three teenagers on a crime spree and the men who pursue them.	Bob Burgdorfer
December 7	Carsick	John Waters Humorous Memoire	The author hitchhikes across America braving lonely roads and treacherous drivers.	Julie Messplay
January 2023	No meeting			
February 1	Thunderstruck	Erik Larsen History	Stories of two men whose lives intersect during one of the greatest criminal cases of all time and a seemingly supernatural means of communication.	Susan Richardson
March 1	The Fifties; An Underground History	James R. Gaines Cultural/ Non-fiction	Bold and original argument that upends the myth of the Fifties as a decade of conformity	Vicki Speace
April 5	Flight Girls	Noelle Salazar Historical Romance	Stunning story about Women Airforce Service Pilots whose courage during World War II turned ordinary women into extraordinary heroes	Larry Smith
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!!!			

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**

2022

R H Painting Paint Order

- 1 12217-19-21-23-25-27 W. 79th Place
- 2 12200-02-04-06-08-10 W. 79th Terrace
- 3 12101-03-05-07-09-11 W. 79th Terrace
- 4 12125-27-29-31 W. 79th Terrace
- 5 12209-11-13-15-17-19 W. 79th Terrace
- 6 8041-43-45-47-49-51 Monrovia
- 7 8053-55-57-61 Monrovia
- 8 8063-65-67-69-71-73 Monrovia
- 9 8079 Colony Lane
- 10 8070 Colony Lane
- 11 8068 Colony Lane
- 12 8064 Colony Lane
- 13 8149-51-53-55-57-59 Monrovia
- 14 8185-87-89-91 Monrovia
- 15 8161-63-65-67-69-71 Monrovia
- 16 8023-25-27-29-31-33 Halsey
- 17 8035-37-39-41 Halsey
- 18 8148-50-52-54-56-60 Halsey
- 19 8203 Halsey
- 20 8205 Halsey
- 21 8207 Halsey
- 22 8209 Halsey

**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
August 15, 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: Debbie Bearden, Stefanie Weishaar	
Sara Hurley was late.	

The Homeowner's Forum started at 5:45 p.m. There were 4 homeowners present. The following topics were discussed: Clubhouse rentals and year end reports.

President Bob Burgdorfer called the Regular Board Meeting of August 15, 2022, to order at 6:00 p.m. A quorum was present.

Ms. Guion made the motion to accept July 18, 2022, Regular Board Meeting minutes as written. Mr. Wright seconded, and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

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

New Business- The Board decided to leave Pool 3 open for 2 more weeks after Labor Day. All other pools will close the Tuesday after Labor Day.

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. Ms. Kowalewski talked about the need for a 3% increase in dues for 2023. Discussion followed. Ms. Kowalewski made the motion to increase dues by 3% in 2023. Mr. Wright seconded. The motion passed. **(Vote #2)**

Ms. Kowalewski made the motion that the Board approve moving 30% of the 2023 money allocated for paint to increase the common area maintenance budget. Ms. Khan-McKibben seconded. The motion passed. **(Vote #3)**

Grounds- There was no report.

Social - There was no report.

Long Range Planning Committee - Mr. Wright reported that the committee is working on getting bids for street repair.

The Board went into Executive Session at 6:30 pm.

The Board returned from Executive Session at 6:43 pm.

Linda Khan-McKibben made the motion to adjourn, seconded by Ms. Guion. The meeting adjourned at 6:45 p.m.

Respectfully Submitted By:

Sara Hurley, Secretary

Approved On

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

A = Abstain Y = Yes N = No
 BOARD OF DIRECTORS VOTING RECORD
 FOR THE –August 15, 2022 MEETING

Four Colonies Homes Association

Balance Sheet 8-31-22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
10100	Petty Cash	500.00			500.00
10200	National BK of KC Operating CH	881,605.19			881,605.19
10209	First Interstate Bank		247,752.30		247,752.30
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	144,132.15			144,132.15
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		256,351.15		256,351.15
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	Accum Depreciation			(1,711,400.44)	(1,711,400.44)
	TOTAL ASSETS	981,508.88	1,018,189.96	3,073,080.65	5,072,779.49
		=====	=====	=====	=====
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	30,013.15			30,013.15
22260	Accrued Payroll	9,195.53			9,195.53
22300	Clubhouse Deposits	2,825.00			2,825.00
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	1,079,369.28	0.00	0.00	1,079,369.28
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)	(476,806.25)	0.00	0.00	(476,806.25)
	Subtotal Equity	3,993,410.21	0.00	0.00	3,993,410.21
	TOTAL LIABILITIES & EQUITY	5,072,779.49	0.00	0.00	5,072,779.49
		=====	=====	=====	=====

Four Colonies Homes Association

Account	Description	Income/Expense 8-1-22-8-31-22	Current Actual	Year-To-Date Actual
INCOME:				
33000	Administrative & Common Area		105,786.24	846,289.92
33010	Reserves - Roof Replacement		16,534.62	132,276.96
33020	Roof Repair		1,875.00	15,000.00
33030	Gutters		3,309.38	26,475.04
33031	Gutter Repair		833.33	6,666.64
33040	Paint - Homes		16,639.32	133,114.56
33050	Paint/Roof - Garage		269.53	2,156.24
33060	Paint/Roof - Carport		546.59	4,372.72
33070	Light Credit		(3.50)	(28.00)
34000	Clubhouse Rentals		700.00	6,300.00
34010	Clarion		0.00	960.00
34020	Interest-Regular		244.88	345.39
34022	Major Improvements Interest		121.84	779.96
34030	Misc. Other		50.88	131.51
34040	Misc. Owner Income		15.00	45.00
34045	Income Pool Cards		90.00	870.00
	Subtotal Income		147,013.11	1,175,755.94
 EXPENSES				
General & Administrative				
50011	Payroll		18,777.83	165,824.04
50021	Accounting Fees		237.95	1,903.60
50031	Annual Audit/Tax Prep		0.00	2,650.00
50040	Web Page Maintenance		50.75	372.90
50041	Computer		54.68	452.76
50051	Copier Expense		153.10	1,367.97
50061	Collection Expense (Del Due)		0.00	287.07
50071	Insurance		0.00	28,298.16
50091	Legal		0.00	1,141.50
50111	Office Materials/Supplies		207.33	1,824.20
50112	Annual Meeting		0.00	2,320.19
50131	Postage		0.00	300.16
50141	Security Alarm		188.60	3,908.96
50151	Professional Services		303.96	2,595.73
50161	Taxes (corporate income)		3,357.00	3,357.00
50171	Taxes-other (property/licenses)		0.00	654.45
50231	Office Telephone		185.20	2,115.56
50232	Communication Expense		0.00	163.91
50242	Service Charges		15.00	15.00
	General & Administrative		23,531.40	219,553.16

	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51012 Clubhouse Cleaning	458.40	458.40
51032 Contract - Trash	9,156.03	72,233.72
51041 Pool Security Services	907.20	1,635.20
51042 Contract - Pool	6,864.40	26,500.95
51043 Keri System (Pools)	2,590.37	5,499.36
51051 Optional Lawn Service	0.00	3,483.00
51052 Contract - Lawn	14,700.00	117,600.00
51053 Yard Waste Pick Up	1,428.61	7,143.05
51055 Entrance/Clubhouse Seasonal	0.00	594.44
51062 Contract Tree Trimming	0.00	19,900.00
51063 Tree Maintenance	12,800.00	35,450.00
51072 Snow Removal/Chemicals	0.00	25,943.75
51082 Pool Maintenance/Improvements	562.68	5,232.17
51092 Grounds Improvements	36.66	717.19
51095 Public Relations	0.00	2,364.23
51115 Common Facilities Maintenance	11,726.86	52,614.80
51116 Termite Treatment Clubhouses	0.00	1,131.93
51123 Common Area Seeding/Turf Rep	0.00	848.88
51142 Utilities	8,014.43	36,472.07
51152 Truck Maintenance/Golf Cart	462.38	4,310.30
51153 Purchase New Truck	774.27	6,194.16
51162 Tools/Equip/Supplies	20.69	291.03
	<hr/>	<hr/>
Common Area Maintenance	70,502.98	426,618.63
Residential Maintenance		
52013 Paint Homes	75,674.00	133,974.00
52023 Paint - Garage	3,404.00	3,404.00
52033 Paint - Carport	1,795.00	1,795.00
52034 Paint Residential Fences	23,745.00	36,849.00
52043 Residential-Roof Repairs	1,198.00	9,335.00
52053 Gutter -Repairs	0.00	7,315.29
	<hr/>	<hr/>
Residential Maintenance	105,816.00	192,672.29
Major Improvements/Repair		
53014 Street Repair	9,498.35	742,726.59
53024 Retaining Wall Replacement	0.00	25,000.00
53037 Erosion	(2,129.60)	17,652.68
53056 Outdoor Basketball Court	0.00	3,250.21
53092 Paint Exterior Clubhouses	0.00	22,500.00
53095 Clubhouse Improvement Project	0.00	2,588.63
	<hr/>	<hr/>
Major Improvements/Repai	7,368.75	813,718.11
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
TOTAL EXPENSES	207,219.13	1,652,562.19
Current Year Net Income/(loss)	(60,206.02)	(476,806.25)
	=====	=====



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



ONE HOME ON MARKET

As the Clarion goes to press September 26th only one Four Colonies property is listed for sale in Heartland MLS. A Chatham plan 3 bedroom, 3 bath 1.5 story with finished walk-out basement, listed at \$379,900.

FOUR PROPERTIES SELL AUG 24 – SEPT 27

A Manor | 3 bedroom, 2.5 bath two-story with carport, listed at \$249,900

A Chalet 2 bedroom, 2.5 bath two-story with double garage listed at \$225,000.

(Note: Chalet plan has a third bedroom/study.)

Two free-standing Garden View Homes: A 3 bedroom, 3.1 bath 1.5 story side-to-side-split with double garage. Listed at 319,000. And a 3 bedroom, 3.1 bath 1.5 story with finished basement. Listed at \$295,000.

WHAT NEXT?

Inventory remains low, not only in our area, but throughout much of the nation. As interest rates rise, predictions are being made that the residential real estate market will slow down and prices will cease rising at the pace we have experienced the past few years. Four Colonies properties remain in strong demand. If I were thinking of selling (and I am not), I would not wait too much longer before getting on the market.

Have a Fun and Safe Halloween !!



JOYCE ZIBRO
RE/MAX REALTY SUBURBAN

913-645-9144

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Deb Staley 816-694-0031

Deb.Staley@remax.net



OCTOBER 2022

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5 Book Club 	6	7 Sunrise Coffee 9:00am	8 RENTAL CH 1
9 	10 YARD WASTE PICK UP	11	12	13	14 Sunrise Coffee 9:00am	15 RENTAL CH 1 RENTAL CH 3
16	17 BOARD MEETING CH3 5:45 PM	18 BUNKO	19	20 CLARION DEADLINE	21 Sunrise Coffee 9:00am	22 RENTAL CH 1 RENTAL CH 3
23 RENTAL CH 3	24	25	26	27	28 Sunrise Coffee 9:00am	29 RENTAL CH 1
30	31 Halloween 					

NOVEMBER 2022

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2 Book Club 	3	4 Sunrise Coffee 9:00am RENTAL CH 1	5 RENTAL CH 3
6 DAYLIGHT SAVINGS TIME ENDS 	7	8 ELECTION CH 3 	9	10	11 Sunrise Coffee 9:00am	12 RENTAL CH 3
13 	14 YARD WASTE PICK UP	15 BUNKO	16	17 CLARION DEADLINE	18 Sunrise Coffee 9:00am	19

NEXT BOARD MEETING OCTOBER 17, 2022