

FOUR COLONIES
HOMES ASSOCIATION

A WELCOMING COMMUNITY
WITH PRIDE IN
OUR PROPERTY

**SPECIAL POINTS
OF INTEREST**

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The Clarion

VOLUME 13, ISSUE 10

OCTOBER 2023



President's Message OCTOBER 2023

The cooler weather of fall has arrived and soon leaves will be changing. This is a good time to do some maintenance around your home to prepare for the coming winter months.

On Monday, October 16th at 7:30 pm, in Club House 2, is the special meeting called to discuss and vote on a dues increase of 7% for 2024. This increase, if approved, would be only for 2024. The scheduled Board of Directors meeting on October 16th will be moved to Clubhouse 2 and will be shortened to accommodate this special meeting. The homeowner's forum will be at 5:45-6pm as normal with the Board covering necessary business from 6pm to 7pm. We will break at 7pm and start the special meeting at 7:30 pm.

Members of the Board will present the proposed 2024 budget options with the opportunity for homeowner questions upon completion of the presentation. Votes can only be cast at the meeting; you are not able to vote in advance. **The proxy is an option** for you if you are not able to attend the meeting and want to assign someone else who can attend the meeting to cast your vote.

Details to complete the proxy:

- The homeowner or assigned proxy must attend the meeting to have the vote count (cannot vote ahead of time).
- The proxy purpose is to have someone else attend the meeting and cast a vote for the homeowner who cannot or would not want to attend the meeting.
- The name of the person to be the proxy goes on the first blank line.
- This could be a neighbor, relative, friend or even a board member (you must enter a person's name).
- The delegated proxy must attend the meeting.
-
- Voting by the proxy- there are 2 options available to the homeowner.

The first box if checked allows for the proxy (delegated person attending in your absence) to vote per their discretion.

The 2nd box is for the homeowner to specify either **yes** to the 7% increase or **no** to the 7% increase.

If the 2nd option is used, that is how the proxy must cast the vote on the homeowner's behalf.

The homeowner must sign and date the proxy, either return it to the office before the meeting, or they can bring the proxy to the meeting.

Thank you to the residents who came to the September meeting of the Board of Directors and provided feedback regarding the budget and the request to increase the dues.





FOUR COLONIES' BOOK CLUB SELECTIONS 2022

-23

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!!!			



JOIN US FOR GAMES

When: **Thursday, October 12, 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, October 24, 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

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 MINUTES**

August 21, 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:	David Williams

The Homeowner’s Forum started at 5:45 p.m. There were 20 homeowners present. The following topic was discussed: the raising of dues for 2024 and the vote for this in October.

President Stefanie Weishaar called the Regular Board Meeting of September 18, 2023 to order at 6:21 p.m. A quorum was present.

Ms. Khan-McKibben made the motion to accept August 21, 2023, Regular Board Meeting minutes as written, with no corrections. Ms. Knisely seconded, and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

Manager’s Report – Ms. Hallblade reported on some retaining walls that have been rebuilt. She also mentioned the fall seeding was this week and the seal coating would begin soon for Colony 1 and Colony 2. Discussion followed.

New Business- Ms. Khan-McKibben suggested that the Board of Directors meet with the insurance company agent to review the current policy and what changes might be made in the future regarding that policy. Discussion followed.

Unfinished Business- There was no unfinished business.

COMMITTEE REPORTS:

Architectural Review – Ms. Weishaar brought up the possibility of extending the paint cycle to seven years. Discussion followed.

Common Facilities – Mr. Burgdorfer will be looking at the possibility of a new lighting system for the pools.

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

Grounds- Ms. Bearden discussed plot lines to find out where retaining walls fall.

Social – There was no report.

Long Range Planning Committee - There was no report.

The Board went into Executive Session at 7:11pm.

The Board returned from Executive Session at 7:53 pm.

Mr. Burgdorfer made a motion to adjourn the meeting. The motion was seconded by Ms. Guion. **(Vote #2)**

The meeting adjourned at 7:53 pm.

Respectfully Submitted By:

Nancy Bunn, Secretary

Approved On

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

A

= Abstain Y = Yes N = No
BOARD OF DIRECTORS VOTING RECORD
FOR THE –SEPTEMBER 18, 2023, MEETING

Four Colonies Homes Association

Balance Sheet

As of 08/31/23

Account	Description	Operating	Reserves	Other
ASSETS				
10100	Petty Cash	500.00		500.00
10200	National BK of KC Operating CH	1,023,656.00		1,023,656.00
10209	First Interstate Bank		248,660.65	248,660.65
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	159,458.59		159,458.59
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		258,954.91	258,954.91
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>1,111,345.06</u>	<u>1,035,427.43</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	32,828.74		32,828.74
22260	Accrued Payroll	8,603.20		8,603.20
22300	Clubhouse Deposits	2,925.00		2,925.00
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>1,310,501.31</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)	35,722.24	0.00	0.00
	Subtotal Equity	<u>4,683,011.44</u>	<u>0.00</u>	<u>0.00</u>
		=====	=====	=====
	TOTAL LIABILITIES & EQUITY	<u>5,993,512.75</u>	<u>0.00</u>	<u>0.00</u>
		=====	=====	=====

Four Colonies Homes Association

Income/Expense Statement

Period: 08/01/23
to 08/31/23

Account	Description		
INCOME:			
33000	Administrative & Common Area	108,956.44	871,651.52
33010	Reserves - Roof Replacement	17,086.37	136,690.96
33020	Roof Repair	1,875.00	15,000.00
33030	Gutters	3,432.40	27,459.20
33031	Gutter Repair	833.33	6,666.64
33040	Paint - Homes	17,138.12	137,104.96
33050	Paint/Roof - Garage	277.60	2,220.80
33060	Paint/Roof - Carport	562.89	4,503.12
33070	Light Credit	(3.50)	(28.00)
34000	Clubhouse Rentals	900.00	6,300.00
34010	Clarion	0.00	1,040.00
34020	Interest-Regular	1,198.39	8,789.35
34022	Major Improvements Interest	0.00	8,431.31
34030	Misc. Other	0.00	326.84
34040	Misc. Owner Income	45.00	180.00
34045	Income Pool Cards	60.00	910.00
34050	Collection Income	900.00	900.00
	Subtotal Income	153,262.04	1,228,146.70
EXPENSES			
General & Administrative			
50011	Payroll	23,886.39	174,089.98
50021	Accounting Fees	237.95	1,903.60
50031	Annual Audit/Tax Prep	4,000.00	4,000.00
50040	Web Page Maintenance	25.00	428.40
50041	Computer	82.02	2,720.01
50051	Copier Expense	153.10	1,449.47
50061	Collection Expense (Del Due)	1,351.58	501.58
50071	Insurance	0.00	29,758.63
50091	Legal	257.50	390.50
50111	Office Materials/Supplies	380.57	3,674.94
50112	Annual Meeting	12.80	2,493.10
50131	Postage	0.00	483.77
50141	Security Alarm	201.69	4,080.70
50151	Professional Services	473.80	2,722.50
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	274.34	2,222.59
50242	Service Charges	15.00	15.00
	General & Administrative	31,351.74	235,367.11

Common Area Maintenance

51032 Contract - Trash	9,498.94	74,057.43
51041 Pool Security Services	2,215.65	3,727.25
51042 Contract - Pool	6,696.70	24,872.29
51043 Keri System (Pools)	459.12	10,855.08
51051 Optional Lawn Service	1,878.00	5,748.00
51052 Contract - Lawn	14,700.00	117,600.00
51053 Yard Waste Pick Up	1,482.18	7,388.84
51055 Entrance/Clubhouse Seasonal	31.02	1,207.70
51062 Contract Tree Trimming	0.00	24,000.00
51063 Tree Maintenance	0.00	31,050.00
51072 Snow Removal/Chemicals	0.00	14,930.00
51082 Pool Maintenance/Improvements	3,000.53	9,761.77
51092 Grounds Improvements	140.46	921.44
51095 Public Relations	10.96	1,936.42
51103 Clubhouse/Pool Furniture	345.45	774.99
51115 Common Facilities Maintenance	1,772.75	7,827.30
51116 Termite Treatment Clubhouses	0.00	1,245.15
51122 Concrete Repair	0.00	31,400.00
51123 Common Area Seeding/Turf Rep	0.00	294.97
51142 Utilities	5,875.73	35,734.36
51152 Truck Maintenance/Golf Cart	3,610.02	9,397.49
51153 Purchase New Truck	774.27	6,194.16
51162 Tools/Equip/Supplies	488.44	1,653.41
51172 Miscellaneous	107.12	107.12
	<hr/>	<hr/>
Common Area Maintenance	53,087.34	422,685.17

Residential Maintenance

52013 Paint Homes	17,050.00	138,450.00
52033 Paint - Carport	0.00	4,400.00
52034 Paint Residential Fences	4,666.00	19,853.00
52043 Residential-Roof Repairs	1,180.00	4,049.00
52053 Gutter -Repairs	850.00	6,621.39
	<hr/>	<hr/>
Residential Maintenance	23,746.00	173,373.39

Major Improvements/Repair

53014 Street Repair	0.00	335,358.50
53024 Retaining Wall Replacement	0.00	20,000.00
53037 Erosion	0.00	4,671.00
53095 Clubhouse Improvement Project	614.00	969.29
	<hr/>	<hr/>
Major Improvements/Repai	614.00	360,998.79

Reserves

Reserves	<hr/>	<hr/>
	0.00	0.00

TOTAL EXPENSES	108,799.08	1,192,424.46
Current Year Net Income/(loss)	44,462.96	35,722.24
	=====	=====

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 there are 2 properties listed in the Heartland MLS:
Masonette II – 2 bedroom, 1.5 bath, two story, listed at \$189,950
Manor III – 3 bedroom, 2 full bath, 2 half bath, three story, listed at \$215,000

PENDING LISTINGS

There are currently 4 homes pending a closing date: 2 Manor III 3 stories and 2 Chateau 3 stories.

MORTGAGE INTEREST RATES

Mortgage interest rates remain high and volatile.

MARKET FORECAST

The Real Estate market in Four Colonies remains strong and we continue to have high demand yet limited inventory.

RE/MAX REALTY SUBURBAN

JOYCE ZIBRO **913-645-9144** JoyceZibro@remax.net
www.JoyceZibro.com

Deb Staley **816-694-0031** Deb.Staley@remax.net
www.Deb.House/fourcolonies



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

OCTOBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4 Book Club 	5	6 I Hop Shawnee Coffee 9:00am	7 RENTAL CH3
8 	9 Yard Waste	10	11 CH3 6:00pm Common Facilities Meeting	12 CH3 6:00pm Long Range Planning Meeting GAME DAY CH3 10:30-12:30	13 I Hop Shawnee Coffee 9:00am	14 RENTAL CH3
15	16 BOARD MEETING CH2 6:00-7:00 SPECIAL MEETING CH2 7:30	17 BUNKO	18	19 CLARION DEADLINE	20 I Hop Shawnee Coffee 9:00am	21 RENTAL CH3
22	23	24 GAME DAY CH3 11:00am-12:00pm	25	26	27 I Hop Shawnee Coffee 9:00am	28
29	30	31 				

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 BUNKO	15	16 CLARION DEAD- LINE	17 I Hop Shawnee Coffee 9:00am	18

NEXT BOARD MEETING OCTOBER 16, 2023 CLUBHOUSE 2