

**FOUR COLONIES
HOMES ASSOCIATION**

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

**SPECIAL POINTS
OF INTEREST**

**Book Club - 1
Paint Schedule 3-4
Yard Waste Schedule - 5**

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The Clarion

VOLUME 10, ISSUE 9

SEPTEMBER 2021



President's Message September 2021

I was stepping in for President Burgdorfer while he was visiting family in Sweden. He will be back for next month's board meeting.

There was a motion to increase the dues by 3% in 2022. After discussion it was voted on and passed.

We have some big expenses looming in the future that will have to be addressed such as paving of our streets and sewer line work along with erosion issues.

It was decided to keep the Pool 3 at clubhouse 3 open until September 20th. That is two weeks after Labor Day.

I'm not a winter person, but I do look forward to a beautiful fall with all our trees in Four Colonies.



Respectfully submitted,
Linda Khan McKibben

Vice President

MANAGER'S REPORT

With the extreme temperatures, maintenance has had to do a lot of watering. We are also fortunate that our pool service contractor has been able to maintain our chlorine levels with the shortage of chlorine and high pool usage. The pools are scheduled to close the day after Labor Day.

Top Care will be seeding in late September, and we are currently working on a list of the areas that are needing it most.

	FOUR COLONIES' BOOK CLUB SELECTIONS 2020-21 First Wednesday; Social – 7 p.m.; Book Review – 7:30 p.m.			
Date	Book Title	Author	Book Type	Reviewer/ Host

September 1, 2021	Select books for next year and party!!!	For questions about meeting locations, please contact the office.
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A & C Construction—Paint Order

1	12000-02 W. 82nd Terrace
2	12012-14 W. 82nd Terrace
3	11900 W. 82nd Terrace
4	11902 W. 82nd Terrace
5	11901 W. 82nd Terrace
6	11903 W. 82nd Terrace
7	12101 W. 82nd Terrace
8	12103 W. 82nd Terrace
9	12105 W. 82nd Terrace
10	12107 W. 82nd Terrace
11	12109 W. 82nd Terrace
12	12111 W. 82nd Terrace
13	12113 W. 82nd Terrace
14	8206 Monrovia
15	8214 Monrovia
16	8230 Monrovia
17	8250 Monrovia
18	8254 Monrovia
19	8262 Monrovia
20	12348 W. 82nd Place
21	12352 W. 82nd Place
22	12356 W. 82nd Place
23	12372 W. 82nd Place
24	12376 W. 82nd Place
25	12400 W. 82nd Place
26	12414 W. 82nd Place
27	12421 W. 82nd Place
28	12417 W. 82nd Place
29	12413 W. 82nd Place
30	12409 W. 82nd Place

R.H. PAINTING - PAINT ORDER

1	8174-76-78-80 Halsey
2	8182-84-86-88 Halsey
3	8190-92-94-96 Halsey
4	8210-12-14-16 Halsey
5	8218-20-22-24 Halsey`
6	8226-28-29-27 Halsey
7	8219-21-23-25 Halsey
8	8211-13-15-17 Halsey
9	11916-18-20-22 W. 82nd Terrace
10	11924-26-28-30 W. 82nd Terrace

11	12004-06-08-10W. 82nd Terrace
12	12100-02-04-06 W. 82nd Terrace
13	12108-10-12-14 W. 82nd Terrace
14	12126-28-30-32-34-36 W. 82nd Terrace
15	12138-40-42-44 W. 82nd Terrace
16	8251-53-55-57-59-61 Monrovia
17	8271-73-75-77-79-81 Monrovia
18	8283-85-87-89-91-93 Monrovia

Republic Service/Compost Connection Yard Waste 2021 Schedule & Guidelines

Four Colonies Homeowners Association Your yard waste day is Monday

Four Colonies Homes Association has purchased a yard waste pick up service on the following dates for all residents. Dates, as well as packaging guidelines, are listed below. Be sure to have all bags to the curb by 7:00 a.m. on these scheduled dates.

Association Collection will be made on these MONDAY dates:

March 15	August 9
April 12	September 13
May 10	October 11
June 14	November 15
July 12	December 13

**Please have your paper bags or 18" x 36" bundles out by 7:00 am.
Your service is unlimited bags/bundles per pick up.**

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 and not blocked by cars, or garbage cans.

We only pick up natural yard waste including grass, leaves, tree limbs (up to 6" diameter), flower or garden plants (without their pots), walnuts, apples, and Christmas trees (6' or less). 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 than 6' length please cut in half.

Your 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 do not pick up yard waste in cans. Watch the placement of your paper bags to avoid sitting in water at the curb.

**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**

**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 fourcolonies@kc.surewest.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:
fourcolonies@kc.surewest.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
July 19, 2021**

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 & Amy Guion	
David Williams was late	

The Homeowner's Forum started at 5:45 p.m. There were 4 homeowners present. The following topics were discussed: drainage and homeowners feeding wild animals.

President Bob Burgdorfer called the Regular Board Meeting of July 19, 2021 to order at 6:00 p.m. A quorum was present.

Mr. Wright made the motion to accept June 21, 2021, Regular Board Meeting minutes as written. Ms. Khan-McKibben seconded and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

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

New Business- There was no new business.

Unfinished Business- There was no unfinished business.

COMMITTEE REPORTS:

Architectural Review – There was no report.

Common Facilities – Mr. Burgdorfer reported on repairing the basketball court. Discussion followed. Mr. Burgdorfer made the motion to accept McConnell & Associates bid in the amount of \$22,500.00 to repair the basketball court. Ms. Weishaar seconded. The motion passed. **(Vote #2)**

Finance- The Board received copies of the financial reports. Discussion followed. Ms. Kowalewski reported that there was a finance meeting in July to discuss the 2022 budget. At the August meeting there will be a discussion on the dues amount for 2022 and at the September meeting the 2022 budget will be presented.

Grounds- There was no report.

Painting – There was no report.

Social – Ms. Khan-McKibben sent out a big "Thank You" to all the workers who helped make the July 4th party a success.

Communications – There was no report.

Long Range Planning Committee – Mr. Wright made the motion to accept SAK Construction bid in the amount of \$21,000.00 to install a Junction Box, west of Clubhouse 3, to clean out and repair storm drains. Ms. Hurley seconded. The motion passed. **(Vote #3)**

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

The Board returned from Executive Session at 6:52 pm.

Ms. Ms. Khan-McKibben made the motion to adjourn, seconded by Ms. Weishaar. The meeting adjourned at 7:05 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	-	-	-						
Sara Hurley	Y	Y	Y						
Linda Khan-McKibben	Y	Y	Y						
Evie Kowalewski	Y	Y	Y						
Stefanie Weishaar	Y	Y	Y						
David Williams	-	-	Y						
Gregory Wright	Y	Y	Y						
Bob Burgdorfer									

A = Abstain Y = Yes N = No

BOARD OF DIRECTORS VOTING RECORD
FOR THE – July 19, 2021 MEETING

Four Colonies Homes Association
Balance Sheet 7-31-21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
10100 Petty Cash	500.00			500.00
10200 National BK of KC Operating CH	1,263,354.63			1,263,354.63
10209 Great Western Bank		247,618.84		247,618.84
10210 United Missouri Bank		253,038.93		253,038.93
10212 Bank Of Labor 1		143,999.63		143,999.63
12000 Unit Dues Receivable	126,247.38			126,247.38
12100 Accrued Interest Receivable	7,315.01			7,315.01
12400 Allowance for Delinquent Dues	(67,519.98)			(67,519.98)
12800 Prepaid Insurance	13,080.89			13,080.89
12825 Prepaid Income taxes	482.00			482.00
15257 Bank Of Labor 2		116,342.97		116,342.97
15263 Fidelity Bank Reserve		255,809.43		255,809.43
17100 Improvements			2,651,512.93	2,651,512.93
17200 Clubhouse			438,600.00	438,600.00
17300 Clubhouse Improvements			217,743.25	217,743.25
17400 Trucks/Equipment			48,267.43	48,267.43
17500 Furniture/Appliances			5,476.08	5,476.08
17600 Pool			356,546.43	356,546.43
17700 Computers			6,934.05	6,934.05
17800 Land			913,175.69	913,175.69
18100 Accum Depreciation			(1,520,817.44)	(1,520,817.44)
	-----	-----	-----	-----
TOTAL ASSETS	1,343,459.93	1,016,809.80	3,117,438.42	5,477,708.15
	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
21286 Note Payable Ford 2020 Truck	28,669.58			28,669.58
22250 Prepaid Homeowner Dues	23,226.94			23,226.94
22260 Accrued Payroll	5,779.07			5,779.07
22270 Accrued Interest	262.91			262.91
22300 Clubhouse Deposits	3,400.00			3,400.00
23100 Contract Liabilities - Roofs	597,261.00			597,261.00
23120 Contract Liabilities - Gutters	123,638.44			123,638.44
23130 Contract Liability - Painting	31,220.84			31,220.84
	-----	-----	-----	-----
Subtotal Current Liab.	813,458.78	0.00	0.00	813,458.78
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	2,750,333.83			2,750,333.83
Current Year Net Income/(Loss)	390,662.22	0.00	0.00	390,662.22
	-----	-----	-----	-----
Subtotal Equity	4,664,249.37	0.00	0.00	4,664,249.37
	-----	-----	-----	-----
TOTAL LIABILITIES & EQUITY	5,477,708.15	0.00	0.00	5,477,708.15
	=====	=====	=====	=====

Four Colonies Homes Association

Income/Expense 7/1/21-7/31/21

Account	Description	Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	102,706.17	718,943.19
33010	Reserves - Roof Replacement	15,999.50	111,996.50
33020	Roof Repair	1,875.00	13,125.00
33030	Gutters	3,188.12	22,316.84
33031	Gutter Repair	833.33	5,833.31
33040	Paint - Homes	16,153.32	113,073.24
33050	Paint/Roof - Garage	261.68	1,831.76
33060	Paint/Roof - Carport	530.35	3,712.45
33070	Light Credit	(3.50)	(24.50)
34000	Clubhouse Rentals	600.00	3,500.00
34010	Clarion	140.00	1,040.00
34020	Interest-Regular	718.79	4,212.41
34022	Major Improvements Interest	51.41	6,212.44
34030	Misc. Other	0.00	342.20
34040	Misc. Owner Income	15.00	15.00
34045	Income Pool Cards	270.00	870.00
	Subtotal Income	143,339.17	1,006,999.84
 EXPENSES			
General & Administrative			
50011	Payroll	18,586.28	144,742.76
50021	Accounting Fees	237.95	1,640.65
50031	Annual Audit/Tax Prep	0.00	6,600.00
50040	Web Page Maintenance	260.54	448.04
50041	Computer	0.00	328.08
50051	Copier Expense	153.10	1,178.19
50061	Collection Expense (Del Due)	0.00	(139.31)
50071	Insurance	0.00	27,166.40
50091	Legal	492.00	2,337.37
50111	Office Materials/Supplies	101.32	1,659.60
50112	Annual Meeting	0.00	1,382.85
50131	Postage	0.00	276.85
50141	Security Alarm	0.00	3,747.46
50151	Professional Services	301.87	2,318.91
50161	Taxes (corporate income)	0.00	1,704.00
50171	Taxes-other (property/licenses)	0.00	774.73
50231	Office Telephone	280.53	2,351.80
50232	Communication Expense	0.00	469.85
50242	Service Charges	15.00	15.00
	General & Administrative	20,428.59	199,003.23

	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51032 Contract - Trash	8,825.52	60,981.06
51042 Contract - Pool	5,457.47	17,644.27
51043 Keri System (Pools)	3,021.88	4,096.08
51052 Contract - Lawn	14,162.50	99,137.50
51053 Yard Waste Pick Up	1,376.97	5,507.88
51055 Entrance/Clubhouse Seasonal	0.00	628.32
51062 Contract Tree Trimming	0.00	19,900.00
51063 Tree Maintenance	3,925.00	17,425.00
51072 Snow Removal/Chemicals	0.00	21,640.50
51082 Pool Maintenance/Improvements	5,064.50	5,459.50
51092 Grounds Improvements	189.97	929.07
51095 Public Relations	1,086.38	1,613.98
51103 Clubhouse/Pool Furniture	1,084.19	1,084.19
51115 Common Facilities Maintenance	5,317.69	18,014.56
51116 Termite Treatment Clubhouses	0.00	1,131.93
51123 Common Area Seeding/Turf Rep	0.00	852.00
51142 Utilities	6,109.46	22,941.75
51152 Truck Maintenance/Golf Cart	1,277.53	2,983.35
51153 Purchase New Truck	774.27	5,419.89
51162 Tools/Equip/Supplies	25.00	295.54
	<hr/>	<hr/>
Common Area Maintenance	57,698.33	307,686.37
Residential Maintenance		
52013 Paint Homes	26,500.00	66,300.00
52034 Paint Residential Fences	3,276.00	10,851.00
52043 Residential-Roof Repairs	671.00	2,053.00
52053 Gutter -Repairs	386.50	4,053.00
	<hr/>	<hr/>
Residential Maintenance	30,833.50	83,257.00
Major Improvements/Repair		
53024 Retaining Wall Replacement	0.00	25,000.00
53037 Erosion	395.00	1,212.01
53095 Clubhouse Improvement Project	0.00	179.01
	<hr/>	<hr/>
Major Improvements/Repair	395.00	26,391.02
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
	<hr/>	<hr/>
TOTAL EXPENSES	109,355.42	616,337.62
	<hr/>	<hr/>
Current Year Net Income/(loss)	33,983.75	390,662.22
	=====	=====



SEPTEMBER 2021

JOYCE ZIBRO

Your Real Estate Specialist

since 1976

Four Colonies Resident

since 1973



FOUR ACTIVE LISTINGS ENTERING SEPTEMBER

Finally some listing in MLS, as the Clarion goes to press Aug 26th.: a Chateau 2 bedroom plus loft , 1/1 bath, split level half duplex with attached garage, priced at \$200,000; an end unit ranch, 3 bedroom, 3 bath with finished basement, listed at \$259,000: and two Garden Villa ranches, both with finished basement and double attached garage. One is listed at \$264,500 and the other which has a 4th non-conforming bedroom in the basement. This latter property is listed at \$285,000.

THREE PROPERTIES SELL JULY 24 TO AUGUST 25

The three August sales were: an end unit ranch with 2 bedroom, plus a loft and den, 1/1 bath and unfinished basement, listed at \$179,500; a 3 bedroom, 2/5 bath Chateau half duplex split level with single attached garage, listed at \$210,100. and a Bedford 2 bedroom, 2 bath free standing Garden View Home, listed at \$230,000.

WHERE DO WE GO FROM HERE

We are all seeing prices rising on just about everything from food, to vehicles and to housing. For the present, we remain in a seller's market.

REMEMBER ME, PLEASE

I need Four Colonies properties to sell. Just call me for a free, no obligation market analysis of your home. Also, I love referrals, If you know a friend, relative, coworker needing a dedicated, successful realtor, kindly refer them to me.

HAVE A HAPPY AND SAFE LABOR DAY!!

JOYCE ZIBRO
RE/MAX REALTY SUBURBAN

913-645-9144

JoyceZibro@remax.net

www.JoyceZibro.com



KANSAS CITY REGIONAL HOMES, INC.

913-538-6900

JIM LINDSEY - AGENT

913-515-4178

GREAT SELLING COMMISSION STRUCTURE.

FREE MARKET ANALYSIS.

HAVE RE-HABBER THAT WILL MAKE OFFER WITH NO COMMISSION. (SAVES TIME AND MONEY) WILL CLOSE 3 WEEKS FROM ACCEPTED OFFER.

**EITHER LISTING OR SELLING DIRECT,
YOU SAVE MONEY.**

CALL ME IF INTERESTED.

SELLING HOMES FOR MORE AT LESS COST.



VETERAN

I contend that for a nation to try to tax itself into prosperity is like a man standing in a bucket and trying to lift himself up by the handle.

-- Winston Churchill

Architectural Control Policy Concerning Gutter Guards.



When the homeowner requests to add gutter guards in which the gutter guard company then warranties the gutters, this will then negate Four Colonies Homes Association from maintenance or repairs of the gutters. Furthermore, the gutter/gutter cover color must match the color of the home or the homeowner is responsible to paint the gutters to match the home.

The homeowner must sign a waiver that they acknowledge that they release the Four Colonies Homes Association from the obligation of gutter maintenance or repairs.

SEPTEMBER 2021

SUN	MON	TUE	WED	THU	FRI	SAT
			1 BOOK CLUB 	2	3 PEGATHS 87th St Coffee 9:00am	4
5	6 LABOR DAY OFFICE CLOSED	7 POOLS 1, 2, & 4 CLOSE	8	9	10 PEGATHS 87th St Coffee 9:00am	11
12 RENTAL CH 1	13 YARD WASTE PICK UP 	14	15	16 CLARION DEADLINE	17 PEGATHS 87th St Coffee 9:00am	18 RENTAL CH 3 RENTAL CH 1
19	20 BOARD MEEING 5:45 PM POOL 3 CLOSES	21 BUNKO	22	23	24 PEGATHS 87th St Coffee 9:00am	25
26 RENTAL CH 3	27	28	29	30		

OCTOBER 2021

SUN	MON	TUE	WED	THU	FRI	SAT
					1 PEGATHS 87th St Coffee 9:00am RENTAL CH 3	2
3	4	5	6 BOOK CLUB 	7	8 PEGATHS 87th St Coffee 9:00am	9 RENTAL CH 1 RENTAL CH 3
10 	11 YARD WASTE PICK UP	12	13	14	15 PEGATHS 87th St Coffee 9:00am	16

NEXT BOARD MEETING SEPTEMBER 20, 2021