

**FOUR COLONIES
HOMES ASSOCIATION**

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

**SPECIAL POINTS
OF INTEREST**

**Book Club - 2
Paint Schedule - 4
Yard Waste Schedule - 5**

**INSIDE
THIS
ISSUE**

President's Message

Financials

Calendar

Advertisements

The Clarion

VOLUME 12, ISSUE 9

SEPTEMBER 2023



President's Message SEPTEMBER 2023



September has arrived and hopefully cooler weather will be around the corner. Please welcome Susie Cox who was hired to fill Joan's shoes as the Office Bookkeeper. Joan has retired after working for FCHA for 20+ years. While Joan will be missed, Susie has been a quick learner and is settling right in.

Erin and the Board have been working to finalize the budget for 2024. We are waiting for a few more providers to submit their bids for services. Managing the damage from the two storms in July has delayed us slightly, however, we will present the proposed budget at the September Board of Directors meeting.

In working on the coming budget, evaluating future needs and planned projects, the Board of Directors has determined that continuing with the current maximum annual dues increase of 3% it will be difficult to meet our financial needs in the years to come. This will be explained in the September Board meeting in more detail. Since the inception of FCHA in the 1970's our dues yearly maximum has not exceeded 3%.

As we are all aware, inflation has affected everyone, and cost of living has averaged between 5-11% since 2021. FCHA has not been immune to the increased cost. We are seeing anywhere from 4-8% costs increase as well with our service providers. The Board has discussed these concerns and will be putting forth a plan to have a special meeting with the homeowners in the months to come to increase the maximum percentage of our dues. In addition and as mentioned in a posting of In the Know, the Board will be stepping up efforts to recoup delinquent homeowners' dues.

Stefanie Weishaar
President, Four Colonies Homes Association

	FOUR COLONIES' BOOK CLUB SELECTIONS 2022-23			
Second Wednesday: Social – 7 p.m.; Book Discussion – 7:30 p.m.				
Date	Book Title	Author	Book Type	Reviewer/ Host
September 6	Select books for next year and party!!!			



JOIN US FOR GAMES

When: **Tuesday, Sept. 5, 10:30am-12:30pm**

Where: **Clubhouse 3**

Gather your Four Colonies friends and family to enjoy bridge, cribbage, canasta, pinochle, dominoes, or mahjong. Not into cards or tiles, dust off that board game and bring it to play.

Coffee and iced tea provided. Free donuts, while supplies last.

Please RSVP to nancyjo4863@gmail.com

When: **Thursday, September 21, 1:30-2:30pm**

Where: **Clubhouse 3**

White Elephant Bingo. Bring a new or gently used family friendly item and receive on 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.

Coffee and iced tea provided.

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**

July 17, 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: Debbie Bearden	

The Homeowner's Forum started at 5:45 p.m. There were 6 homeowners present. The following topic was discussed: pool hours.

President Stefanie Weishaar called the Regular Board Meeting of July 17, 2023 to order at 6:00 p.m. A quorum was present.

Mr. Burgdorfer made the motion to ratify the Board member Richard Schneider elected at the June 19, 2023, regular meeting. Ms. Khan-McKibben seconded. The motion passed. **(Vote #1)**

Ms. Khan-McKibben made the motion to accept June 19, 2023, Regular Board Meeting minutes as written. Ms. Guion seconded, and the motion passed. **(Vote #2)**

COMMITTEE REPORTS:

Manager's Report – Ms. Hallblade reported the cleanup from the recent storm damage.

New Business- There was no new business.

Unfinished Business- There was no unfinished business.

COMMITTEE REPORTS:

Architectural Review – Ms. Weishaar reported on a proposed policy for sunshades/sails. Discussion followed. Mr. Weishaar made the following motion: All Four Colonies homes with Architectural Control Review approval will be allowed to install Sunshade/sails that are attached by hooks to the home and fence structures. (The Sunshade/sails are not to be permanently attached to the side of the home like a roller shade would be.) Mr. Burgdorfer seconded. The motion passed. **(Vote #3)**

Ms. Weishaar reported on a policy update for roofs. Discussion followed. Ms. Weishaar made the motion to update the current roof policy dated August 21st, 2000, to add that Homeowners requiring roof repair/replacement due to storm damage need to fill out Architectural Control Project Review form to include the scope and material to repair/replacement their roof. Ms. Knisley seconded. The motion passed. **(Vote #4)**

Common Facilities – Mr. Burgdorfer reported on the recently added spring rider play feature at Turtle Park.

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

Grounds- There was no report.

Social – Ms. Khan-McKibben reported on the Independence Day celebration held on Saturday July 1st

Long Range Planning Committee - There was no report.

The Board went into Executive Session at 7:22pm.

The Board returned from Executive Session at 7:39 pm.

Ms. Weishaar made the motion for RH Painting to be the annual paint contractor for the 6-year paint cycle with contract terms to be at the discretion of the general manager. Ms. Guion seconded. The motion passed. **(Vote #5)**

Ms. Weishaar made the motion to adjourn, seconded by Ms. Khan-McKibben. The meeting adjourned at 7:39 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	Y	N				
Nancy Bunn	Y	Y	Y	Y	Y				
Bob Burgdorfer	A	Y	Y	Y	Y				
Amy Guion	-	-	-	-	-				
Linda Khan-McKibben	Y	Y	Y	Y	Y				
Kelly Knisely	Y	Y	Y	Y	Y				
David Williams	Y	Y	Y	Y	Y				
Stefanie Weishaar									

A = Abstain Y = Yes N = No
 BOARD OF DIRECTORS VOTING RECORD
 FOR THE –July 17, 2023, MEETING

Four Colonies Homes Association

Balance Sheet 7/31/23

Account Description	Operating	Reserves	Other	Totals
ASSETS				
10100 Petty Cash	500.00			500.00
10200 National BK of KC Operating CH	973,395.64			973,395.64
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	165,491.23			165,491.23
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	3,657,140.26
17200 Clubhouse			438,600.00	438,600.00
17300 Clubhouse Improvements			237,114.25	237,114.25
17400 Trucks/Equipment			48,267.43	48,267.43
17500 Furniture/Appliances			8,022.41	8,022.41
17600 Pool			394,641.43	394,641.43
17700 Computers			6,934.05	6,934.05
17800 Land			913,175.69	913,175.69
18100 Accum Depreciation			(1,857,155.26)	(1,857,155.26)
TOTAL ASSETS	<u>1,067,117.34</u>	<u>1,035,427.43</u>	<u>3,846,740.26</u>	<u>5,949,285.03</u>
	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
21286 Note Payable Ford 2020 Truck	11,412.79			11,412.79
22250 Prepaid Homeowner Dues	32,663.98			32,663.98
22260 Accrued Payroll	8,603.20			8,603.20
22300 Clubhouse Deposits	3,325.00			3,325.00
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>1,310,736.55</u>	<u>0.00</u>	<u>0.00</u>	<u>1,310,736.55</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)	(8,740.72)	0.00	0.00	(8,740.72)
Subtotal Equity	<u>4,638,548.48</u>	<u>0.00</u>	<u>0.00</u>	<u>4,638,548.48</u>
TOTAL LIABILITIES & EQUITY	<u>5,949,285.03</u>	<u>0.00</u>	<u>0.00</u>	<u>5,949,285.03</u>
	=====	=====	=====	=====

Four Colonies Homes Association

Income/Expense

7/1/-7/31/23

Account	Description	Current Actual	Year-To-Date Actual
INCOME:			
33000	Administrative & Common Area	108,956.44	762,695.08
33010	Reserves - Roof Replacement	17,086.37	119,604.59
33020	Roof Repair	1,875.00	13,125.00
33030	Gutters	3,432.40	24,026.80
33031	Gutter Repair	833.33	5,833.31
33040	Paint - Homes	17,138.12	119,966.84
33050	Paint/Roof - Garage	277.60	1,943.20
33060	Paint/Roof - Carport	562.89	3,940.23
33070	Light Credit	(3.50)	(24.50)
34000	Clubhouse Rentals	400.00	5,400.00
34010	Clarion	230.00	1,040.00
34020	Interest-Regular	1,060.32	7,590.96
34022	Major Improvements Interest	353.45	8,431.31
34030	Misc. Other	12.00	326.84
34040	Misc. Owner Income	15.00	135.00
34045	Income Pool Cards	180.00	850.00
	Subtotal Income	152,409.42	1,074,884.66
 EXPENSES			
General & Administrative			
50011	Payroll	19,710.45	150,203.59
50021	Accounting Fees	237.95	1,665.65
50040	Web Page Maintenance	253.40	403.40
50041	Computer	1,884.50	2,637.99
50051	Copier Expense	153.10	1,296.37
50061	Collection Expense (Del Due)	(75.00)	(850.00)
50071	Insurance	0.00	29,758.63
50091	Legal	0.00	133.00
50111	Office Materials/Supplies	159.16	3,294.37
50112	Annual Meeting	0.00	2,480.30
50131	Postage	0.00	483.77
50141	Security Alarm	0.00	3,879.01
50151	Professional Services	325.68	2,248.70
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	278.52	1,948.25
50242	Service Charges	(30.00)	0.00
	General & Administrative	22,897.76	204,015.37

	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51032 Contract - Trash	9,498.94	64,558.49
51041 Pool Security Services	0.00	1,511.60
51042 Contract - Pool	7,536.27	18,175.59
51043 Keri System (Pools)	185.20	10,395.96
51051 Optional Lawn Service	3,870.00	3,870.00
51052 Contract - Lawn	14,700.00	102,900.00
51053 Yard Waste Pick Up	1,482.18	5,906.66
51055 Entrance/Clubhouse Seasonal	0.00	1,176.68
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	16.51	6,761.24
51092 Grounds Improvements	52.02	780.98
51095 Public Relations	562.76	1,925.46
51103 Clubhouse/Pool Furniture	429.54	429.54
51115 Common Facilities Maintenance	1,757.40	6,054.55
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	6,822.20	29,858.63
51152 Truck Maintenance/Golf Cart	598.44	5,787.47
51153 Purchase New Truck	774.27	5,419.89
51162 Tools/Equip/Supplies	0.00	1,164.97
	<hr/>	<hr/>
Common Area Maintenance	48,285.73	369,597.83
Residential Maintenance		
52013 Paint Homes	17,950.00	121,400.00
52033 Paint - Carport	4,400.00	4,400.00
52034 Paint Residential Fences	2,673.00	15,187.00
52043 Residential-Roof Repairs	0.00	2,869.00
52053 Gutter -Repairs	1,320.39	5,771.39
	<hr/>	<hr/>
Residential Maintenance	26,343.39	149,627.39
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	0.00	355.29
	<hr/>	<hr/>
Major Improvements/Repai	0.00	360,384.79
Reserves		
	<hr/>	<hr/>
Reserves	0.00	0.00
TOTAL EXPENSES	97,526.88	1,083,625.38
Current Year Net Income/(loss)	54,882.54	(8,740.72)
	=====	=====

July 1st Petting Zoo

SEPTEMBER 2023 JOYCE ZIBRO

Your Real Estate Specialist
since 1976
Four Colonies Resident
since 1973



Deb and Joyce

Here are the latest updates as the Clarion goes to press on August 16, 2023.

THREE PROPERTIES SELL JULY 24th to AUGUST 16, 2023

The three properties which went under contract during this period:

Townhouse, 2-story floor plan with 2 bedrooms, 1½ bathrooms, basement, carport, listed at \$179,900.

Townhouse, 2-story floor plan with 3 bedrooms, 2 bathrooms, basement, carport, listed at \$209,900.

Free-standing villa, 1½-story floor plan with 3 bedrooms, 2½ bathrooms, 2 car garage, listed at \$200,000.

NO PROPERTIES ON THE MARKET

There are no listings in Active status, at this time.

TWO PROPERTIES COMING SOON

Free-standing villa, ranch floor plan with 2 bedrooms, 1½ bathrooms, basement, 2 car garage, \$240,000.

Townhouse, 2-story floor plan with 3 bedrooms, 2 bathrooms, basement, 2 car garage, \$250,000.

WHAT IS THE REAL ESTATE MARKET DOING?

Most Realtors® and mortgage lenders in our Kansas City metropolitan area, as well as in a great part of our country, would tell you that inventory remains scarce and property prices have risen so much that many first time buyers are priced out of the market. The typical mortgage interest rate is around 7%. The remaining four months of 2023 and into 2024 will be challenging times for home buyers, sellers, realtors, and lenders.

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

SEPTEMBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
					1 <i>I Hop Shawnee Coffee 9:00am</i>	2
3	4 <i>LABOR DAY OFFICE CLOSED</i>	5 <i>POOLS 1, 2, & 4 CLOSE GAMES CH 3 10:30 TO 12:30</i>	6 <i>Book Club</i> 	7	8 <i>I Hop Shawnee Coffee 9:00am</i>	9
10 	11 <i>Yard Waste</i>	12 <i>RENTAL CH 3</i>	13	14	15 <i>I Hop Shawnee Coffee 9:00am</i>	16 <i>RENTAL CH 1</i>
17	18 <i>BOARD MEETING CH3 5:45 PM POOL 4 CLOSES</i>	19 <i>BUNKO</i>	20	21 <i>CLARION DEADLINE GAMES CH 3 1:30 2:30</i>	22 <i>I Hop Shawnee Coffee 9:00am</i>	23 <i>RENTAL CH 1 RENTAL CH 3</i>
24	25	26	27	28	29 <i>I Hop Shawnee Coffee 9:00am</i>	30

OCTOBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6 <i>I Hop Shawnee Coffee 9:00am</i>	7 <i>RENTAL CH 3</i>
8 	9 <i>Yard Waste</i>	10	11	12	13 <i>I Hop Shawnee Coffee 9:00am</i>	14 <i>RENTAL CH 3</i>
15	16 <i>BOARD MEETING CH3 5:45 PM</i>	17 <i>BUNKO</i>	18	19 <i>CLARION DEAD- LINE</i>	20 <i>I Hop Shawnee Coffee 9:00am</i>	21 <i>RENTAL CH 3 RENTAL CH 1</i>

NEXT BOARD MEETING SEPTEMBER 18, 2023 CLUBHOUSE 3