

# HIGHLAND ACRES/LAKESIDE HEIGHTS HOMES ASSOCIATION

## Spring, 2013 NEWSLETTER

HA/LH Homes Association, P.O Box 28294, Kansas City, MO 64188-0294 816-734-5546  
Email: [halhhomes@aol.com](mailto:halhhomes@aol.com) Website via [www.nni.org](http://www.nni.org)

### *General Meeting Update*

The annual meeting was held Thursday, March 7 at the KC Police Department Shoal Creek Station. This location was selected because it is free to residents within that patrol area. Various items discussed at the meeting appear in this newsletter, including a recap of the 2012 financial report, safety/crime concerns, park improvements, city ordinances, projects in the area, and upcoming events.

**Payment of your homes association dues should reach the HA/LH PO Box 28294 by April 30 to avoid penalty.** The dues for 2013 remain at \$45 and include the following services:

- ✓ Park: mowing, trimming, trash removal, parking lot upkeep, liability insurance, and electricity
- ✓ Newsletters
- ✓ Playground and park equipment
- ✓ Vacant lot mowing for non-resident owners
- ✓ Mosquito Control (see additional article)
- ✓ Administrative Expenses
- ✓ Neighborhood Events
- ✓ Paid Part-Time Secretary--Homes association phone--**Calls should be made between 9 am and 8 pm Monday-Friday. The phone is in her residence and consideration should be given for her family. Any messages left on the answering machine should be brief. Attempts to return calls are made within 48 hours; however, if the resident does not have an answering machine or if the return call(s) are not able to be completed (line busy, etc.), residents should call back if the need is still present.**

**It is important that all residents pay their dues to maintain the Homes Association financial stability to continue to provide the above mentioned services.**

### **2013 Officers & Board Members**

President: Steve Espeer

Vice President: Bobby Verhulst

Secretary: Nancy Flynn

Treasurer: Linda Espeer

Other Board Members: Pat Flynn, Becki Freeman, Roger Hudgecroft, Russ Kieslich, and Ron Tilsworth

### **Mark your Calendars**

Saturday, May 4.....Spring Garage Sale

Friday, May 24.....Mosquito Spray Begins

### **Treasurer's Report for 2012**

|                                  |             |
|----------------------------------|-------------|
| Beginning Checkbook Balance      | \$ 6,978.93 |
| Income                           |             |
| Dues                             | \$30,037.69 |
| Advertising                      | 15.00       |
| Interest/misc deposits           | 9.46        |
| Total Income                     | \$30,062.15 |
| Expenses                         |             |
| Utilities (electric,phone,water) | \$ 1,957.22 |
| Insurance                        | 268.00      |
| Mowing/Park Maintenance/Trees    | 8,985.24    |
| Mosquito Control                 | 10,937.00   |
| Administrative Expenses/Liens    | 1,725.13    |
| Secretary                        | 5,400.00    |
| Newsletters                      | 1,122.42    |
| Neighborhood Picnic              | 710.57      |
| Total Expenses                   | \$31,105.58 |
| Current Savings Balance          | \$25,922.12 |

Residents were reminded that the park is a private neighborhood park owned by the Association and it is the Association dues that pay for it. Remember, board members volunteer their time and efforts to take care of many tasks that are not paid to subcontractors.

## Spring Garage Sale

### Saturday

### 8:00 a.m.

### May 4, 2013

Advertising for the neighborhood sale will be on several online sites including Craig's List, and the Northland Neighborhoods website, [www.nni.org](http://www.nni.org). Signs will be at entrances of the neighborhood, but it is recommended that individuals list their address on Craig's List and mark their yards the day of the sale if participating in the event.

## Mosquito Control

Your dues pay for mosquito control by Hasty Mosquito Control, Inc. Without control programs, the mosquito population would flourish and cause health and comfort problems. The ultra low volume application of Permanone (Environmental Protection Agency Reg. #4816-755) is done by a truck that will drive around the neighborhood and generate a fog of the chemical. Applications are made 7 to 10 days apart depending on rain and wind factors. It is imperative that residents do not stay out in their yards when the truck approaches or the fog will be turned off in that area. A second pass is generally made in the event that residents are out, but do not try to observe an application outside. Applications are generally done on Friday evenings between 11:30 and midnight. This process will help control the mosquito population, but every resident needs to eliminate areas on their property where mosquitoes breed:

- Dispose of tin cans, plastic containers, ceramic pots and other water-holders on your property
- Dispose of old tires properly.
- Drill holes in recycling containers
- Keep roof gutters clean and make sure they drain properly
- Aerate ornamental pools and water gardens
- Maintain swimming pools and drain pools
- Use landscaping to eliminate standing water
- Change water in bird baths at least twice a week
- Cover boats and wheelbarrows or store them upside down
- With the open drainage ditches in our area, standing water in them may need additional treatment. Pellets can be purchased by individual home owners from Hasty or other lawn and garden stores to further protect your property.

## New Leaf and Brush Disposal Site

Kansas City residents in Clay and Platte counties may dispose of leaves and brush (no grass clippings) at a new site at 11660 N Main instead of using the facility on Deramus. Blue signs direct you to the facility located at the end of the street (north side of Cookingham across from Casey's). KCMO contracted Missouri Organics to run the facility that is open Monday through Saturday 8 am to 5 pm. Proof of residence and ID is required. Drop off is **free** on Saturday; however, a fee is charged during the week. The area provides a location for disposal of leaves and brush **without** bundling and/or size requirements (if you can haul it there, they will take it). Compost, mulch, and top soil will also be available for purchase. The site **will not** accept drop-off's by commercial or business enterprises.

## Neighborhood Safety

### *Speed Limit 25 mph*

With the warm weather, more residents are walking, riding bikes, jogging, and children are out in the street. All drivers should maintain proper speeds on our streets. One area of concern along 112 Terr., especially by the park, was submitted to the city for a proposed speed bump. Information obtained from Traffic Engineering and

Studies from KCMO has indicated that speed bumps are not permitted on streets without curbs because it creates additional problems with cars driving around the bumps onto grassy areas. It is their recommendation to remain vigilant in reporting speeding cars and radar control will be set up. Contact the Homes Association or individuals can report non-emergency traffic related concerns using the KCMO 311 Action Center ([www.kcmo.org](http://www.kcmo.org) or 513-1313) or by calling Master Patrol Officer Ray Powell at the KCPD Traffic Enforcement Unit, 329-0911.

## KCPD Community Liaison Officer

Officer Shelly Gaddis is the liaison between the community and police from the Shoal Creek Patrol Division. Her contact information:

[Shelly.Gaddis@kcpd.org](mailto:Shelly.Gaddis@kcpd.org) and 413-3440

Officer Gaddis reported that our neighborhood has been free of crime, except for occasional theft in cars. She also discussed the meetings hosted by NNI, such as Cop Talk the third Wednesday of each month, which includes various topics such as mail fraud. Reminders for crime prevention: cars left outside should be parked in well lit areas. Always lock your vehicle left outside and do not leave a garage door opener or anything of value in the vehicle. Avoid using the red flag on your mailbox for outgoing mail, especially bills or anything that could be used for identity theft. Alert your neighbors when you will be out of town, plus extra police patrol may be requested by calling 413-3400 to alert them you are on vacation.

It is important for residents to be aware of surroundings and report suspicious activity when noted. Call 911 for emergencies, call 234-5111 for non-emergency situations, or contact Officer Gaddis for other police related questions. To check specific crime incidents or crime patterns in the area, go to [www.crimereports.com](http://www.crimereports.com). Stay alert!

## Park Improvements

The basketball court was resurfaced and will have lines painted on it after it has been sealed. New rims will be installed and one toddler swing will be replaced. Bench painting and other improvements are planned with the hope of getting Scouts involved in some of the projects.

## City Ordinances/Codes

The Homes Association residents need to comply with the City of Kansas City Nuisance Codes and Property Maintenance Codes. **Members of the board will do periodic checks throughout the neighborhood to insure these codes are followed to maintain property values in our area.** As a reminder, some of these restrictions are:

- No off-street parking of vehicles except on approved parking space.
- No wrecked, damaged, or disassembled vehicle shall remain on the premises unless in a private garage.
- No motor vehicle without current state license or plates may be parked, stored or located on a premise unless in a private garage.
- Litter, trash, refuse, lumber scraps, vehicle parts, tires, boxes, etc., are forbidden on exterior property.
- Interior and exterior house condition shall not be unkempt. Codes are too extensive to highlight all the restrictions in this area; however, the Kansas City website ([www.kcmo.org](http://www.kcmo.org)) lists all codes.

Any complaints may be directed to the city codes action number, **513-1313**, or the Homes Association.

## Animal Control/License Fees

With the children outdoors more, it also reminds us to keep our pets in a fenced yard or on a leash. Be sure all licenses and shots are up to date for your pets. Kansas City Missouri law requires all dogs, cats, and ferrets over 4 months old kept within the city limits to be licensed annually. Furthermore, licenses are to be worn by the animal when outside the residence.

The license fees are as follows:

- All one-year pet licenses are \$10 (altered or unaltered pets)
- All three-year pet licenses are \$27 (altered or unaltered pets)

These are the three ways to license your pet:

- Come to the City's animal shelter, 4400 Raytown Road
- Contact your veterinarian, who may be able to sell pet licenses directly
- Visit [Pet Data](#) online.

## Northland Neighborhoods, Inc.

Check the website, [www.nni.org](http://www.nni.org), for meetings, events, and resources available for residents. The HA/LH Association free website is accessed through the NNI website under the Member Organizations tab and will contain timely information periodically that cannot appear in a printed newsletter. HA/LH Homes Association is a member of this organization, therefore, residents may participate in any of the events..

NNI provides minor home repair (roofing, windows, heating, air, etc.) for qualified home owners. Qualifying KCMO residents would need to be at 80% or less of Median Income by Hud Standards. Income calculation includes ALL people living in the home.

## Projects in the Area

**Sidewalks** The city allocated money to fix the sidewalk along N Oak south of 113<sup>th</sup> Terr and the sidewalk on 114<sup>th</sup> St from N McGee to N Oak.

**First Creek Water Project:** Construction north of Cookingham and west of 169 involves the elimination of several sewage pumping stations and replaces them with underground sanitary sewers. This project is part of a public/private partnership between the KCMO TIF Commission and Hunt Midwest.

**Proposed Dollar General Store** Several meetings of the KCMO Planning, Zoning and Development Committee (PZDC) have included a proposal to change zoning and construct a Dollar General store at the NE corner of N. Oak and Cookingham (401 NE Cookingham, City Plan Commission Case 10577-P-2), Even though the boundaries of the proposal are not within the boundaries of our Homes Association, Steve and Nancy attended meetings to voice concerns regarding the construction and traffic issues for the proposal, and to acquire any information for our residents. During a PZDC meeting at City Hall on 4-3-13, it appears the City Council

will approve the rezoning, which will allow the Dollar General to proceed with the initial stages of its plan for construction. The developer for the project, Capital Growth Buchalter, is represented by the Stewart Law Firm. During a meeting with the attorney, Mr. Shawn Stewart, he indicated a "best case scenario" for beginning site construction would be sometime in June, with a store opening sometime in December. Any updates we receive will be posted on the HA/LH website.

## Advertising

Kansas City Area  
816-472-1100

Toll Free 800-272-1123  
Fax 816-472-1101

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**Flynn and Son Mowing**

Specializing in residential yards in the  
Highland Acres/Lakeside Heights area

Reasonable Prices  
816-739-9461  
816-734-5106



Ads may be submitted for printing in the next newsletter. Call the Homes Association office at 734-5546 to place an ad. Payment is due when the ad is submitted. Make checks payable to HA/LH Homes Association. Ads submitted for the newsletter are paid ads and do not represent any endorsement by the homeowners association.

|                          |          |
|--------------------------|----------|
| Business Card Ad.....    | \$15.00  |
| One Quarter Page Ad..... | \$35.00  |
| Half Page Ad.....        | \$60.00  |
| Full Page Ad.....        | \$110.00 |

**Important News from**  
**Highland Acres/Lakeside Heights Homes Association**

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