



Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Carrying Charges Due
2	3	4 House & Grounds Mtg 7PM	5	6 Pre-BOD Mtg	7	8
9	10 Monthly Board Meeting	11	12	13	14	15
16	17	18	19	20	21 Attorney Referrals	22 MAKE A DIFFERENCE
23	24	25 Monthly Extermination	26	27	28	29
30	31 HAPPY HALLOWEEN					

Loma Vista West Townhouse



NEWSLETTER

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**October, 10 2022**  
**BOARD MEETING**  
**7:00 PM**

LOMA VISTA STAFF:

BOARD MEMBERS:

- ★ **Fannie Nelson—President**
- ★ **Marva Brannock—1st VP**
- ★ **Susan Boles—2nd VP**
- ★ **Mary Hoss—Secretary**
- ★ **Jim Whitaker—Treasurer**

- ★ **Open—Office Manager**
- ★ **Jacqeyva—Assistant Office Mgr.**
- Maintenance
- ★ **Chuck —Maintenance Supervisor**
- ★ **Tony— Asst. Maint. Supervisor**
- ★ **Roy—Maintenance**
- ★ **Temp—Grounds**

**IMPORTANT PHONE NUMBERS**

LOMA VISTA OFFICE:

816 763-2610

SECURITY DISPATCH:

816 436-0401

AFTER-HOUR

MAINTENANCE

EMERGENCY:

816 399-0606

# COMMITTEE MINUTES

Loma Vista West Townhouses Inc  
House & Grounds Committee Meeting  
September 6, 2022 7:00 p.m.

Meeting was called to order at 7:00 p.m. by House & Grounds Committee President Shawn Hayes.

Committee Members present: Shawn Hayes, Opral Davis, and Charlotte Talley

Board Members present: Susan Boles, Jim Whitaker, and Marva Brannock

The minutes for the August House and Grounds meeting were read. A motion to approve was seconded and the vote was unanimous to accept the minutes without correction.

## Old Business

Further discussion was had on ideas to clean-up the property including overgrown trees and grass. It was noted that broken/damaged blinds are still an issue throughout the property. It was asked if members can be charged if their property is cited for violations. Response: yes there are charges for violations. The procedure is 1) a letter, 2) a letter if continued violation, and 3) a meeting with the board. It was suggested that higher fees for violations be considered.

It was suggested to contract with the company that recently replaced a member's patio fence and gate.

It was suggested to add a rules section in the newsletter to increase awareness.

There was an inquiry about 501c3 status. Information has been received and will be reviewed.

## New Business

None

## Discussion was had on

- The approval of the basement repairs that were mentioned in the Board meeting minutes. Response: the Board voted to approve those repairs. It added that a vote for fence repairs was proposed to the members at the annual meeting because it would be a repair to all fences on the property and would affect members' carrying charges therefore it was presented to the members. Maintenance staff has been unable to keep up with repairs due to turnover and temp employees.
- It was asked when another vote would be called upon for cameras and fences. Response: per the by-laws, there is no quarterly voting. It is once a year at the annual meeting.

# IMPORTANT DATES

SOS Pest Control will be on the property for monthly exterminations on the following dates:

- October 25
- November 22
- No pest control in December



The schedule for the board meetings for the upcoming months:

- October 10—7:00 p.m.
- November 14—7:00 p.m.
- December —NO MEETING

## UNITS FOR SALE

There are no units on the market at this time.

We are actively rehabbing 6 units for new members.

All units have approved application.

Currently there is a 1-3 year waitlist.



# NOTICE:

Office and Maintenance hours at Loma Vista West:

Monday through Friday

8:00 a.m. to 4:30 p.m.

**\*\*If you have a maintenance emergency outside of office hours, please use the maintenance emergency line.**



# COMMITTEE MINUTES

## Continued

- Communication continues to be a challenge. Many members do not remove the newsletter from their mailbox. It was suggested to put a greeting ("Hello") in other languages on the newsletter to engage with members who speak other languages. Translation of the newsletter to other languages such as Arabic and Urdu was suggested to increase communication.
- It was noted that many high school students have community service hours to complete. Perhaps they could distribute newsletters or clean up areas.

The next House and Grounds Committee Meeting is scheduled for October 4, 2022 at 7:00 p.m.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,  
 Charlotte Talley  
 House and Grounds Committee Secretary

### Halloween Sudoku

	D				
S					H
W			O		S
O		S			D
D					W
				H	

Fill in the grids so that each column, row, and box contain one and only one of the letters from the given word.

	I				M
	Z	O			I
E				Z	
	B				Z
I			Z	M	
Z				I	

	P		I		
S		E			
D		P			
			P		R
			D		E
	R		I		

SPIDER

ZOMBIE



**NEXT MEETING**  
**OCTOBER 4TH**  
**7:00PM**

## OFFICE & MAINTENANCE NOTES

- ★ **Leaf Clean-up**—During the month of October, leaf clean-up will be happening. The lawn crew will not mulch or pick up leaves in your patio area. Over the next few weeks, blow or rake leaves into the common area so that the contractor will mulch and remove from property
- ★ **Pest**—We are seeing multiple units with pest over the last few months, please re-view your interior unit rules. All units must be kept in a sanitary state.

### **Section M—Parking, Parking Lots and Vehicles**

(Below is an outline-See Rules & Regulations for Complete Information)

Parking is a concern and issue for all Members and households at Loma Vista West Townhouses. As a community, we all have to be considerate to our neighbors and our community.

Each household is assigned one numbered parking spot. This spot is to be used first at all times. No one should ever park in another numbered spot. Though it may seem inconvenient, the third or more vehicles must park on the street.

In households with two vehicles parked on the property, other household members and guests must park on the street. Using two parking spots in one location does not mean members, household members, or guests should go to another court or location on the property.

Double parking should never occur on the property, even if you are pulling up to run something to the door of a household. Leaving a car double parked can cause significant issues.

Vehicles on the property must be in operable condition and properly licensed. Properly licensed means that the plates on the vehicle are current and displayed correctly. In the state of Missouri, that is one plate in front and back..

All parking rules are to be followed at all times and not just when the office or staff is on property.

## **NEWS AND NOTES FOR MEMBERS**

**Make a Difference Day** is October 22. The smallest act of kindness can change a persons day. Just a smile can uplift someone.

**Night Sky Wonders** Take a minute to look up...marvel at the night sky. Astronomy Day is October 1. This event is twice a year, spring and fall. It invites people to gaze at the stars and marvel at their beauty.

**Kitchen Cleanup** Walking into a messy kitchen first thing in the morning can put a damper on your day before it's even begun. Wouldn't it be better to be greeted with tidy countertops and an empty sink? Get into the habit of "closing the kitchen" after dinner by putting away leftovers for tomorrows lunch, washing dishes, and wiping down surfaces. A nightly kitchen cleanup routine ensures you'll wake up to a clean, calming space in your home.

**Easy on the Ears** Headphones and earbuds are the popular way to listen on our devices. Remember the safety of these items. How loud is what you are listing to? How long? Do your ears need a break? The answer is "yes" to these questions. The experts say to use the 60/60 rule. No longer than 60 minutes and no more than 60% of max volume.

**Fall Fun To-Do List** Get ready for cooler weather, get excited. There are fun and enjoyable activities for all ages. Revel in nature during the fall months. Get out-doors. Go for a hike at a local trail, take a scenic drive to see the colorful leaves changing, or visit an apple orchard, pump-kin patch, or corn maze.

In the fall, you can play inside or out. Play outside on that fantastic sunny afternoon. Organize a board game get-together with family or friends on a chilly or rainy day.

Take advantage of outdoor markets, fall festivals, or craft shows. These places are where you can get a head start on holiday gifts or browse homemade and local products.

The gardening season is ending for the year, but farmer's markets still have produce and other goodies, including pump-kins, that are great for carving and roasting the seeds.

Get creative during this time. Possible ideas are wreaths you make from gathering leaves, acorns, and pinecones that you collect while hiking.

On cold evenings you can make indoor s'mores—brew apple cider in a crock-pot or on the stove. Cozy up on the couch with popcorn and a blanket, watch a family movie together, or maybe just read a book.