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OCTOBER 2020

HALLOWEEN...DURING COVID?

Halloween will certainly look a lot different this year. Although trick-or-treating is largely an outdoor event, it still comes with risk to our neighborhood. It can be very difficult to maintain proper social distancing on porches and at front doors and ensure that everyone answering the door is appropriately masked.

It's time to get creative! Decorate inside. Consider an in-home or backyard candy scavenger hunt for your children. Turn off the lights and let your kids search in the dark with flashlights or use plastic Easter eggs and fill them with glow sticks.

Our OMG investigative team has looked into this issue. For those of you who would like to hand out candy, we have some suggestions:

- Do not use grab bowls
- Wear a protective mask (not just a costume mask)
- Use gloves or tongs to avoid touching candy
- Consider dangling treats from a tree or fishing pole
- Consider transferring treats through a PVC pipe into the goodie bags
- Leave individually bagged treats on the driveway.

We can still have a fun Halloween and keep it safe!



I SCREAM, YOU SCREAM FOR ICE CREAM!

On Sunday, August 2nd, Dave's Frosty Treats visited Oak Meyer Gardens. Eighty-three residents enjoyed a cool treat. All residents were courteous by wearing masks and socially distancing. A big thanks goes to Mya Kinney for putting together a Pooch Parade and acting as the Parade Marshall. Twelve dogs and one cat participated. Dogs were dressed as tacos, Chief's fans and players, and some were in formal attire. All participants received a goodie bag and certificate. Mya will be a sixth grader at Lincoln Prep this fall. We



thank her for her contribution to the Ice Cream Social, and wish her the best as school begins.



PRESIDENT'S CORNER

DEAR OMG NEIGHBORS,

Last year, Oak Meyer Gardens (OMG) threw a bit of a wide net in applying for Public Infrastructure Advisory Committee (PIAC) funding for HOA projects. (PIAC provides citizens with the opportunity to make recommendations concerning funds that comprise approximately 20% of Kansas City, Missouri's forthcoming, annual budget.) If you recall, we applied for funding to renovate our 61 monuments and markers, as well as to improve 63rd Terrace by replacing its curbs and sidewalks and having that street resurfaced. We were unsuccessful. Needless to say, this year brings its own challenges. The pandemic has depleted the tax base for the City, and is causing the City Council to recommend tax cuts for all departments. Because there is the same amount of competition for less infrastructure dollars, we had to be laser focused in our applications.

After seeking advice from former City Councilman John Sharp, one of the co-chairs for the 6th District Committee,

the Board decided to submit three applications; these applications are bundled to include what we feel is the infrastructure with the greatest need in our HOA. All applications include the replacement of curbs and sidewalks. The three areas are (1) 63rd Terrace between Holmes and Oak, and Cherry between 63rd Street and Meyer; (2) Kenwood Avenue between 66th Terrace and Holmes, and (3) 68th Terrace from Oak to Locust, and 66th Street from Cherry to Holmes. On August 17, Stuart Wieland and I presented this year's funding requests before the PIAC Committee. We should hear the results in April, 2021.

While we would like to include street resurfacing in our PIAC requests, we were advised that PIAC will never recommend resurfacing because their members believe this should be paid for out of the City's general funds, and therefore is not a special project. (We continue in conversation with our City Councilpersons about how to get our worst streets on the Public Works

schedule.) Nor have we forgotten our need to renovate the monuments and markers. We have spent over \$25,000 out of our reserve funds over the past two years renovating 18, or about one-third of our smaller pedestals. We have been able to do this in part because of the careful, financial leadership of our previous Boards that have left us with a substantial reserve. Mr. Sharp recommends that we will have the best success with our monument and marker PIAC applications if we submit a leveraged application. A leveraged application scores much higher in the process because the neighborhood agrees to dedicate a certain amount of money to the project as well.

That poses two questions - what monuments should be included in a future PIAC request, and how do we accumulate a substantial amount of money to leverage the application? The smaller pedestals definitely are the least costly to renovate.

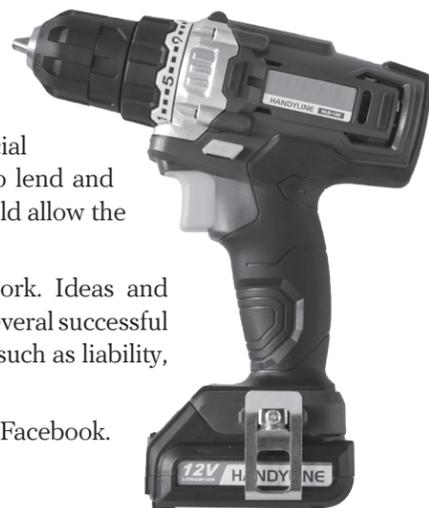
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OMG TOOL LENDING NETWORK

Brandon Scalf, a new OMG resident has suggested creating a neighborhood tool lending network. Brandon stated, "It's clear that we take pride in maintaining and improving our beautiful homes. Many of us have a nice collection of tools that we use on a regular basis, but there's always a few tools that we only use occasionally for special projects, or once or twice a year. It would be great if OMG had a friendly network to lend and borrow these tools when needed." Brandon pointed out that lending tools to others would allow the tools to get more use, save money and be better on the environment.

Brandon is looking for fellow homeowners who are interested in joining the network. Ideas and suggestions on the best way to put this together are also welcome. Fortunately, there are several successful lending libraries across the country that have answered some of the obvious questions, such as liability, membership, honor-system, etc. We will have more information in the future.

Please feel free to contact Brandon at bscalf@gmail.com, or through the OMG group on Facebook.



MONUMENTS GUILD

We have two groups of people we are indebted to and want to thank profusely for the ongoing planting improvements around OMG – the Beautification Committee and the Monuments Guild. The Beautification Committee is responsible for planning, purchasing, and sometimes planting the end cap areas. The Monuments Guild helps to maintain the plantings by watering them. The current Beautification Committee members are Matt Wright, Stuart Wieland, Patty Jensen, Camilo Fontecilla, Bill Blanck, and Valerie Schroer.

During the heat of the summer, the Monuments Guild might have to water an urn every day. Though they may not realize they have an official name, the members of the Monuments Guild are Jane McQueeny, Steve Danielson, Carol Zastoupil, Jim Griffith, Kala Linck, Mandy Eldridge, Allison Griffin, Brian and



Mary Rooney, Zoe and Mya Kinney, Nate and Rachel Addington. Members of the Beautification Committee also serve on the Monuments Guild. If you know any of these OMG Members, please take a moment to thank them for all they've done to improve the appearance of the neighborhood.

Many hands make for light work. If you would like to volunteer for either of these groups, or if you or your block would like to adopt a pedestal area to improve or maintain its plantings, please contact Matt Wright at mdwright86@gmail.com.

Please take pride in our common areas. If you see a weed, feel free to pull it. If you see a walker allowing their dog to water the bushes, please ask them to maneuver their pet to the grass since this does damage the plantings, especially the small boxwoods.

(Continued) It is more likely that this is something we can accomplish as an HOA. Whereas, it is roughly estimated that it will take around \$110,000 to renovate, and in some cases, rebuild the large, gateway markers on either end of Meyer and 63rd Terrace. If we can save about a fourth of that for our application, we may have a very good chance for success in acquiring City funding.

Strangely, the Covid-19 pandemic has offered us an opportunity. While we have used money from our reserves for renovating our monuments, we've not used as much of our annual budget as planned. Because people are social distancing, we did not spend money on the annual meeting, many socials, including the summer social, and block parties. Our expenses for snow removal, branding and a few other areas were under budget as well. Due to these unusual circumstances, we were able to save about \$10,000 this year that will remain as reserves.

Hopefully, next year the effects of Covid-19 won't be as severe, but we will likely still not be socializing, or spending, as much. The Finance Committee is recommending that we keep at least \$40,000 in reserves, or a little over one year of dues. If we can delay any further renovation projects for a year and concentrate on rebuilding our reserves to \$65,000, we will be well on our way to a leveraged, PIAC application. Members can also help significantly by paying their dues on time.

As for the ongoing work on our monuments and markers, the Board would like to perform a study this winter to determine the amount of money it will take to perform maintenance on our stone pedestals on a cyclical schedule. If we can give a little love to a sixth of our pedestals every year, we can keep them looking fresh for the antiques they are, as well as save money by not letting them degrade too much between upkeep.

The Beautification Committee and the Board would also like to up our game a little when it comes to plantings. We hope to work with our current landscaping maintenance contractor to see what further improvements can be done to keep our common areas beautiful and well-kept while remaining within budget. We continue to concentrate on planting perennials and small evergreens that will provide year-round interest. We would like to keep the urns and vases scattered about full of plantings as well; it adds so much charm to the neighborhood.

Many of the Members have given us feedback that it is important for the HOA to work to maintain the value of our homes. We believe that keeping our neighborhood and common areas attractive is one way that will help us to do so.

We always welcome your feedback.

Valerie Schroer
Valerie Schroer, President

CURBSIDE LEAF REMOVAL

DUMPSTER DAY

Oak Meyer Gardens has scheduled a series of opportunities for Members to dispose of their leaves and yard waste this year. This starts off with our ever popular Dumpster Day on Saturday, October 10. This takes place from 8:00-11:00 AM at the south parking lot of the Research Hospital Brookside campus near 68th Street, "Entrance C" on Holmes Road. Besides leaves and brush, we will be accepting normal household waste. No hazardous waste is accepted. There will be a metal scrapper there as well. This is free to all OMG residents. People outside of Oak Meyer Gardens will be charged \$10 a load.

CITY AND OMG LEAF AND BRUSH PICKUP DAYS

The City's autumn leaf and brush pickup is scheduled for Thursday, November 19th. They will be having a spring pickup the following year. As a result of comments from this summer's survey, OMG is moving from two autumn leaf and brush pickup days, to an autumn and spring pickup as well. These days are scheduled for December 18 and May 14. Items must be placed on the curb by 7:00 AM of the scheduled day. Each residence is allowed 20 items in paper bags or bundled brush, double tied with twine. There is a 50 pound limit per item. OMG has partnered with Compost Connection to provide this service to all Members. This is your dues at work.



ENVISION LAWN AND TREE SERVICE

For those of you who prefer to just rake your leaves to the curb for pickup, Oak Meyer Gardens is partnering with Envision Lawn and Tree to provide this alternate service. Residents will be responsible for blowing their leaves to the curb, and Envision will handle the rest. OMG has pre-selected two days for Members to participate – November 9th and December 14th. Members may sign up for either or both dates. The first date costs \$35, the second date costs \$50 because the amount of leaves will be significantly greater. Participating in both days gives one a discount at \$75.



LEAF REMOVAL GUIDELINES:

- Envision's trucks are equipped with a side-mounted vacuum designed to follow the curb and suction up long rows of leaves. They even spray a light mist of water on the leaves to keep dust levels down during vacuuming. Please blow or rake leaves into a narrow, long pile along the curb.
- The vacuum arm can reach 7-8 feet into the lawn area, so be sure to get them near the curb – and avoid getting them into the street or on the sidewalk.
- Envision's vacuum is designed for leaves only – so be sure other trash, rocks, large sticks or debris are not in your leaf row.
- MOST IMPORTANTLY: Be sure not to park any vehicles in front of your leaf row on your collection day! We are also asking that ALL Members avoid parking on the street for these two collection days to give the vehicle plenty of room to maneuver.

ONLINE SIGNUP

To sign up and pay, go to <https://envisionlawnandtree.com/oak-meyer-gardens/>.

We would like to remind all Members, that it is unlawful to blow leaves into the streets or catch basins. Please help us maintain our infrastructure.

OMG RESTRICTIONS

From time to time the Board is asked if there are any HOA restrictions with which the Members need to comply when adding to their home or building a shed or garage. Yes, in fact there are 13 sets of restrictions for each of the 13 plats that make up our HOA. J.C. Nichols Investment expanded the HOA piecemeal from 1927 through 1946. Because many of the additions had differently sized homes, the restrictions, which mostly have to do with setbacks of construction from the street and the size and location of outbuildings, are based on the size of the lot. Though basically the same in intent, they are also slightly different. So when complying with one's restrictions, a Member needs to refer to the correct version associated with his or her plat.

After a year or so of searching, and multiple trips to the Jackson County Courthouse, the Board has finally found copies of all of the restrictions. We are in the process of making them available on the OMG Website along with copies of all the historical plats.

Oak Meyer Gardens was originally formed as two developments. The area between the south side of 63rd Street and the north side of 65th Street was called Oak Meyer Gardens. The area

south of 65th Street to 69th Street was originally known as Armour Hills Gardens, which tended to have smaller lots. These two developments were combined into one homes association.

Restrictions include the width of the home with relationship to the lot, its setback from the front and sides of the street, as well as setback limits on projections such as bay windows, vestibules, and porches. This seems to be a way to preserve the character of the neighborhood. Other building restrictions limit the size, appearance, and location of separate garages or sheds. There are restrictions regarding detached structures in the front of the house as well.

Except for 63rd Street, which appears to have no restrictions and was meant for businesses, all structures are required to be residences, and multi-family residences are limited to 63rd Terrace and Meyer Boulevard. Billboards and advertisements are prohibited.

Sadly, the original restrictions also stated that "ownership of any resident by Negroes was prohibited". Photocopied over this text now is the following: Repealed by the Board of Directors under and pursuant to Senate Bill 168, 93rd General

Assembly, 2005, signed by Governor of State of Missouri on July 12, 2005 and codified as Sec. 213.041 RSMo. 2000, as amended 2005. This is a cruel and disgusting restriction that reflects the racist history of our City. Nichols Investment promulgated this restriction throughout all its early developments and kept Black Americans from purchasing homes in the suburbs and building capital for their families. It was one of the reasons there is such a discrepancy in home ownership between residents of different races in Kansas City today. Though not enforced for years, it is still amazing that the Missouri General Assembly did not make it illegal until 2005.

So in a nutshell, when making large renovations to your home, or adding structures to your lot, Members do need to comply with the Oak Meyer Gardens restrictions as well as the Kansas City Building and Rehabilitation Codes and Ordinances. If you need a copy of either the plat or restrictions for your area before they are available on the OMG Website, or if you have a question regarding the restrictions, please don't hesitate to reach out to the Board at HOA@oakmeyergardens.org.

DECLARATION OF RESTRICTIONS

Affecting Part of Blocks 11, 13, and Lots 1 to 15, in Block 14, Armour Hills Gardens.



GEO'S CHEESE OPENS ON GREGORY BLVD.

When Spencer Woodard was making plans to open his store, Geo's Cheese, he certainly didn't expect to do so during a pandemic. Yet when Geo's Cheese opened on April 10th, he did just that. According to Woodard, the response has been great. The neighborhood support along with social media has been wonderful. He estimates that the first 500 customers were individuals from the neighborhood. It has expanded from there, with people from all over the metro area stopping in.

Woodard, who has been in the wholesale cheese business for about 14 years, wanted to open a neighborhood retail space for several years. He looked at spaces all around Kansas City before settling on the Gregory Blvd. location. This space was the best fit for the neighborhood feel that he wanted.

Initially there was quite a delay in receiving new products due to the pandemic. Thankfully, this issue is improving. This delay also caused the opening of the store to move from January to April. Geo's Cheese continues to receive new products each week. Many of the products Woodard carries are those hard to find, niche items. Of course, you can find more recognizable items too. You will discover all sorts of salsas, preserves, salad dressings, and meats along with a wide selection of cheeses on their shelves.

Woodard has plans to obtain a liquor license in order to carry a select number of wines that compliment his product line. He hopes to offer around 20-30 different wines. Being able to sell wine will also enable him to include wine in gift baskets, which have been a quite popular item. In the meantime, the store is teaming up with Brookside Wine and Spirits and Flying Horseman Tap Room later this year. Gift baskets with wine and Geo's Cheese products will be available at both of these businesses. Incidentally, the Flying Horse Taproom is also using Geo's Cheese products on their flatbreads. Until a liquor license is secured, customers can continue to purchase cheese and meat baskets at Geo's Cheese.



If you haven't already, stop in and check out Geo's Cheese at 221 Gregory Blvd. Their hours are Monday-Friday 10:30-6:00 and Saturday 10:00-4:00. If you have a dog in your household, bring them along for free doggie treats.

KNOW THY NEIGHBOR: ALLISON GRIFFIN

Tell everyone a little about yourself

Hi OMG! I've lived in Kansas City for about 6 years now. I graduated from Mizzou in 2014. My husband, Scott, and I have been married for a little over two years and we have a mini golden doodle puppy named Harry. I'm a Product Owner at Shamrock Trading Corp in Overland Park and I've worked there for the past 5 years.



Where did you grow up?

I grew up on the south side of Chicago. I lived there my entire life until I went to Mizzou.

How long have you lived in Oak Meyer Gardens?

My husband and I moved to OMG in March of this year, right before the stay-at-home order. We have had plenty of time to do small projects and get settled in our new home.

What attracted you to this area and/or what do you like most about this area?

We lived in Downtown Kansas City for several years and never really knew this community existed! While searching for our home we discovered this area and fell in love. We adore the walkable neighborhood — you can find us almost every single night walking around OMG with our doodle, Harry. We also love our friendly and caring neighbors. Everyone has been so welcoming and kind to us.

What is your favorite local restaurant or shop?

My favorite shop in the KC area is Cellar Rat in Crossroads. They have a really wide selection of wines as well as a variety of cheeses to pair with your wine. We have done their monthly club for the past several years and have loved learning about new wines.

What are your hobbies or interests?

My husband and I love to cook and bake (and eat!) together. It's been fun having so much extra free time over the past several months to try new recipes. I also enjoy reading, travel and yoga.

ANNUAL MEETING GOES DIGITAL

Due to the Covid-19 pandemic, the Oak Meyer Gardens Annual Members Meeting is going digital this year. So what else is new? Well, it will also be on a new night, Thursday, November 19, at 7:00 pm. As the day approaches, we will remind people on our Facebook page and through our block captains about how to access the Zoom meeting link on our OMG website (www.oakmeyergardens.org). So if you are not yet a member of the OMG Website, now is the perfect reason to sign up. Please give yourself a few days because you must be approved. And while we will not be having cocktails and dinner ahead of time, you are certainly welcome to join in with your own cocktail or dessert in hand. We hope to be back in person next year.

CIO TO JOIN ANNUAL MEETING

Community Interaction Officer for Metro Division, Richard Marquez, will be joining us for our Zoom Annual Meeting. If you would like to ask him a question, please email the question to Kevin.Marts@oakmeyergardens.org.

NEW BLOCK CAPTAINS

The Oak Meyer Gardens board has been working hard to recruit volunteers in the neighborhood to serve as block captains and are excited to welcome a couple new block captains in recent months: Kathy Whitlow, Nate & Rachel Addington, and Ashlynn Horras! Presently, 19 of 24 blocks have captains or co-captains whose purposes are to serve as a source of accurate OMG information, help orchestrate block gatherings, and welcome new neighbors.

Now, more than ever, having a block captain on your block to disseminate OMG news is vital, as scheduled events get changed or adjusted to follow Covid-19 guidelines. If you haven't already done so, please provide your contact information to your block captain to help them forward important information and dates to you. If you're unsure who your block captain is, please contact Dawn Kilby (information below).

We are currently still looking for block captains on the following blocks:

E. 63rd Terrace (600 block)

E Meyer Blvd (400 block)

E 65th Terrace (600 block)

E 66th Street (600 block)

Kenwood Ave (Rockbill to E 66th Terr)

If you are interested, or know someone who would make a great block captain, please contact Dawn Kilby at 816-401-4118 or dawn.m.swenson@gmail.com

SNOW BRIGADE NEEDS VOLUNTEERS



Able-bodied individuals with a desire to help those in the Oak Meyer Gardens community and who also own a snow blower or a trusty snow shovel, please contact OMG Vice President, Stuart Wieland. Stuart is also in the process of identifying residents who are in need of having their sidewalks shoveled, but cannot physically do it themselves.

It is also expected that these individuals do not have the disposable income with which to pay someone to clear the snow for them. If you'd like to volunteer your time, effort, muscle and equipment this winter, please email Stuart at sdwatlaw@gmail.com. If you are a person in need of help clearing your sidewalk, email Stuart and he'll get the Brigade mobilized in your direction!

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DUST HAS BEEN FLYING!

Masonry work continued on four more sets of pedestals this August. Alliance Restoration gave the stone and concrete a good cleaning, filled cracks, replaced a stone here and there, and tuck pointed the joints. Check out the before and after photos. Stuart Wieland, our vice president, took a hands-on approach and renovated two urns so that they could be re-installed in another location. You can also see recent updates at 64th Terrace and Oak, 65th Street and Oak, 66th Terrace and Oak, and 65th Street and Holmes. We plan to have new perennials at many of these locations this autumn or spring.

We lost a pedestal at 65th Terrace and Oak when KCMO Water Services needed to replace a water main due to a breakage. This pedestal will be rebuilt, and Artie the lion should have his guard post back this November.



Before



After

Your Ad Here

THE ACORN IS ACCEPTING ADS!

You may notice another change to the newsletter – ads. We are now including ads to help defray the cost of the newsletter. If you would like to promote your business to an educated and interesting group of people, please consider posting an ad in The Acorn. It is currently published three times a year.

FOR MORE INFORMATION, PLEASE CONTACT
hoa@oakmeyergardens.org

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— 2020 —

OCTOBER 10, SATURDAY
Autumn Dumpster Day

NOVEMBER 9, MONDAY
Envision Leaf Suction Service
(for those who pay to participate)

NOVEMBER 19, THURSDAY
City Autumn Bag and Bundle
Pickup of Yard Waste

NOVEMBER 19, THURSDAY
Oak Meyer Gardens' Annual
Members Meeting (via Zoom)

DECEMBER 14, MONDAY
Envision Leaf Suction Service
(for those who pay to participate)

DECEMBER 18, FRIDAY
OMG Autumn Bagged Leaf Pickup
through Compost Connection

— 2021 —

JANUARY 4, MONDAY
Christmas Tree Collection

APRIL 22, THURSDAY
City Spring Bag and Bundle Pickup
of Yard Waste (Tentative)

MAY 14, FRIDAY
OMG Spring Bagged Leaf Pickup
through Compost Connect

JUNE 16, SATURDAY
Spring Dumpster Day (Tentative)

Please visit
www.oakmeyergardens.org
for additional details.

NEWSLETTER
OCTOBER 2020

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