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Homes Associations
of the Country Club District
222 West Gregory - Suite 201
Kansas City, MO 64114

CURRENT RESIDENT OR

Rebuilding Meyer Columns



Restoration of the Meyer Columns at Wornall Road is in progress, thanks to a highly successful bid to garner PIAC funding for this necessary work.



Please take a few moments to look at the advertising section. These are YOUR neighbors, and they are helping to fund this newsletter. If you decide to give them your business...let them know where you read about them!

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Greenway Fields

HOMES ASSOCIATION NEWS • KANSAS CITY, MO 64113 • MARCH 2009

Board President's Letter

The Annual Holiday Party in December was a wonderful opportunity to visit, meet new neighbors, talk about issues affecting our neighborhood, and introduce the proposal for the GFNCID. Thank you to **David and Danae Dickey**, who graciously opened their beautiful home for the festive occasion.

The Brookside proved to be a popular choice of venue for our Annual General Meeting held in January. They opened early especially for our Greenway Fields residents, and served a delicious hot breakfast on a cold and frosty morning. Meeting attendance tripled from the previous year, and the turnout was encouraging as we proceeded to vote on issues such as updating the bylaws, electing new board members, and reviewing the proposal for the Community Improvement District (CID).

Thank you to this year's Board for volunteering: **Philip Bouillette, Ryan Felton, Aaron House, Joe Groebl, Wendy Trainor, Mike McAdam, and Barbara Martin.** A special thank you is

extended to **JT Forristal** who has served on the board during the past few years.

Along with the typically busy year, we are also introducing the proposal of the Greenway Fields Neighborhood Community Improvement District (GFNCID). This proposal was reviewed at the Annual Meeting and a copy of the proposal is on the website (www.haccd.org/MissouriAssociations/GreenwayFields). Additional information is also found in this newsletter.

Thank you again to our neighborhood Advertisers. Their support helps to publish this newsletter. I encourage you to support our local businesses and particularly those who advertise in our newsletter. Should you, or anyone you know be interested in placing an advertisement, please contact a board member.

All the best for 2009!
Gina Valentino

Greenway Fields Neighborhood Community Improvement District in Motion

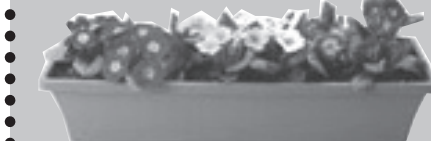
You read about it in the November 2008 newsletter! We discussed it at the 2008 Holiday Party and the 2009 Annual Meeting, and we hope that you have had an opportunity to read about it in the Proposal! We are excited to announce that, after receiving an overwhelmingly positive response from so many of you, the board unanimously decided to work together with you to move forward to create **Greenway Fields Neighborhood**

Community Improvement District ("GFNCID"). Copies of the Proposal are available online by going to www.haccd.org, selecting "Missouri Associations," "Greenway Fields," "bylaws," and then "Proposal", or by contacting a board member by phone or by email at board@greenwayfields.org.

Right now, the Petition to form GFNCID is being drafted. While the Petition is being drafted, your board members will be meeting with you by going door-to-door and by hosting neighborhood meetings to discuss

Save the Date

-
- March 14th**
Brookside St. Patrick's Day Warm-up Parade
2pm
The parade begins at 65th St. and Wornall, heads north to 63rd St., continues east on 63rd St. to Main, south to Meyer Blvd. and finally heads west to end on Brookside Blvd.
- *
- June 7th**
Annual Neighborhood Picnic at Strawn Park
- *
- July 4th**
Annual Popsicle Parade
- *
- August 29th**
HazMat Collection Event at Hale Cook School (73rd & Pennsylvania)



Brookside Watershed Improvement Project 3A and 3B

Construction around the Monkey Island area, in the 61st and Pennsylvania/Valley locale, continues. It is part of Phase 3A of the Brookside Watershed Project. Look for a community meeting in late April or early May with the Water Services Department and Burns & McDonnell, with the exact date dependent on more definitive information from the city. Also, when there is new information to share, the Brookside Improvements website will be updated.

As of the first week of February, Dennis Johnson Construction, the contractor, was about 150 feet from the end of the work area on Valley Road. The contractor was scheduled to begin 62nd Street construction once the Valley and Pennsylvania area work was completed.

Also, as of the first part of February, the Dennis Johnson Construction still had to install about 120 feet of the main storm sewer (48" diameter pipe), a couple of fairly large junction boxes, a few curb inlets, and the smaller pipes that tie the inlets to the main system. Once the underground work is completed in this area, there will be restoration work including, but not limited to, curb and gutter, sidewalks, sod, concrete base work in the trench areas, and final asphalt surfacing,



with work on virtually all of these activities depending on the weather. Contractor crews have been working on weekends to help make up for bad-weather days that have fallen during the week. The best guess, as of the beginning of February, was that they would get the road completed up to the concrete base, and somewhat

shortly after they complete the underground work, then open the road to traffic. The final asphalt will be applied when the asphalt batch plants open in the spring.

Phase 3B, which will affect some Greenway Fields residents who live south of Meyer, will be underway as soon as funding of \$8.5 million is available. Phase 3B has been submitted to the State of Missouri as a shovel ready project for stimulus dollars as part of the Recovery and Reinvestment Act. The city should have an update from the state within the next two months. The city submitted multiple projects to the state for stimulus dollars. Phase 3B is third on the list of project priorities. The design of Phase 3B will be complete in the next 3-4 months. If funding is found, 2010 would be the earliest that Phase 3B could begin construction. An on-line copy of the mailing sent by the city to Greenway Fields Residents, showing maps of the affected streets is available at http://www.kcmo.org/water/images/meeting_hand-out2_may08pdf.

February Home of the Month



444 W. 63rd Street
Amy and Mark Hudson

The Greenway Fields Home of the Month honor is passed along from neighbor to neighbor based on spectacular examples of proud home ownership. Enjoy!

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Congratulations to the following winners of the 2008 Greenway Fields Holiday Lights Awards

Most Original
Lisa Endecott
620 W. 61st Terrace

Most Elaborate
Gregory & Laura Fowler
641 W. Meyer Blvd.

Best of Show
Charles R. Green
611 W. 63rd Street

Most Colorful
Earl S. Katz, Jr.
600 W. 62nd Street

Best Block
6400 Summit
Captain: Rose Dorlac
at 6430 Summit

R. Joseph Groehl

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John Mark Clifton, Lead Pastor
Jerry Sykes, Executive Pastor

Sunday Worship.....10:45am
Sunday School.....9:30am

Additional Sunday Worship Services

Korean Worship.....11:00am
Church of Faith International.....1:00pm
Hispanic Bible Fellows.....6:30pm

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Greenway Fields Neighborhood Community Improvement District (“GFNCID”) Frequently Asked Questions and Answers March 2009

1. What is a Community Improvement District (“CID”)?

- A CID allows homeowners within a geographical area to share costs through an assessment paid by them to fund projects, such as the projects currently funded by Greenway Fields Homes Association (“GFHA”).

2. What are the drawbacks to the process of creating a CID?

- Board members’ time and GFHA’s up front legal costs (one-time) to create a CID.

3. How will GFNCID and GFHA function together?

- For all practical purposes, GFNCID and GFHA will operate in the same manner as GFHA operates now, except that GFNCID will collect assessments.

4. What is the primary benefit of organizing GFNCID?

- The primary benefit of organizing GFNCID is to provide for the fair and equitable payment of services and improvements currently provided by GFHA.

5. How are my annual GFNCID assessments for 2010 expected to compare with current GFHA annual billings?

- Approximately 83% of GFHA residents currently pay annual dues, however only 40% of homeowners pay the annual security billings. On average, just over 60% of GFHA residents pay all assessments. Thus, approximately 60% of residents subsidize 40% of residents who do not pay.

The GFNCID budget for 2010 will likely be similar to the 2009 GFHA budget (which is based on an approximate 60% pay rate). As explained in the table below, the GFNCID annual assessments would be lower for homeowners since GFNCID guarantees 100% participation, thus ensuring fair and equitable payment by all homeowners.

<i>(For illustrative purposes only)</i>	2009 GFHA	2010 GFNCID
Homes Association Dues (incl. base assessment)	\$72.50	\$127.50
Annual Security Billings (\$40.00 X 3 billings)	\$120.00	\$0.00
Park Pledge	\$20.00	\$0.00
Approximate Annual Cost*	\$212.50	\$127.50
Number of GFHA Households	345	345
Combined Average % Household Pay Rate	60%	100%
Est. Budgeted Revenue (excl. newsletter/interest income)	\$43,988	\$43,988
*Approximate Monthly Cost	\$17.71	\$10.63

NOTE – These are commonly-asked questions regarding GFNCID, and the answers are not intended to be exhaustive. More detailed information is available in the Proposal distributed at the 2009 GFHA Annual Meeting. If you don’t have a copy, you can obtain a copy at www.haccd.org by clicking on “Missouri Associations,” then “Greenway Fields,” then “bylaws,” and finally “Proposal,” or by asking a board member for a copy. If you have specific questions, please contact a board member at board@greenwayfields.org.

6. Is there a maximum that GFNCID could assess in any given year per household?

- The maximum amount GFNCID could assess in a given year will be stated in the petition you will have an opportunity to sign. The initial maximum amount stated in the petition will be \$172.50 and will adjust each year thereafter for inflation.

7. Can the GFNCID assessments be increased above the maximum amount stated in the petition without the vote or consent of the GFHA members?

- No.

8. My property taxes are escrowed in my mortgage payment. How will GFNCID assessment invoicing work?

- Generally, if your bank pays your property taxes, the GFNCID annual assessment will be paid by your bank.

9. How will the GFNCID assessments be billed?

- Assessments will be included on your annual Jackson County, Missouri tax bill, thus saving traditional collection costs incurred by GFHA.

10. How will the GFNCID assessments be used?

- The GFNCID assessments will generally be used in the same way that the GFHA assessments are used now, and your GFHA Board of Directors will continue to develop annual budgets to fulfill its commitments to you.

11. What if a special project is desired by GFHA, but the money needed to fund the project is not included in the annual budget?

- GFNCID may (i) forego pursuing the special project, (ii) issue a voluntary assessment, or (iii) increase the amount of the following year's assessment (which cannot exceed the maximum stated in the petition – see question 6 above).

12. Can GFNCID be terminated?

- Yes. A petition to terminate would have to be drafted and approved by the homeowners.

13. What are the next steps?

- March and April 2009 – GFHA will gather homeowner signatures for the petition.
- May 2009 – the petition will be submitted to the City of Kansas City, Missouri.
- August 2009 – the City will render a decision.
- Fall 2009 – if the City approves the petition, the first GFNCID assessment will be billed in your fall 2009 property tax bill.

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