

Homes Associations of Kansas City
4200 Somerset Drive, Suite 216
Prairie Village, KS 66208

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61st Terrace 600's
Bob Deeg
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62nd St. 400's
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62nd St. 600's
Patty Moore
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62nd Terrace 400's
Karen Grover-Pierce
(816) 523-6951

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63rd St. 400's
Vlad Gjorgjioski
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63rd St. 600's
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(816) 510-0735

Greenway Ter. 400's
Terry Wolf
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Greenway Ter. 600's
Tom O'Connor
(816) 363-2926

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Danea Dickey
(816) 830-4951

Wornall Ter. & Rd.
Christian Schulz
(816) 536-4564

Washington St.
Lesley Reller
(816) 523-5225

**Pennsylvania
Ave. 6400's**
Bob Jump
(816) 523-7942

Jefferson Ave.
Pat Bement
(816) 444-0805

**Summit Ave. &
6400's of Valley**
Rose Dorlac
(816) 872-4518

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**Terry Wolf
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The GFHA board
serves our neigh-
borhood. Please
contact us with any
questions.

www.greenwayfields.org

Greenway Fields

HOMES ASSOCIATION NEWS • KANSAS CITY, MO 64113 • 2Q 2012



Weigela "Wine & Roses"

President's Letter

Spring has sprung early this year, and everyone has done a nice job with the early landscape up-keep; many flowers are blooming. Our Home of the Month sign is out from winter, so keep your eye out for homes and yards that show evidence of a *job well done*. Also, please remember to not block the sidewalk with your vehicles when parking in a driveway as more people are out and about walking with the nice weather.

You will notice more changes this spring as our landscaping crew begins transplanting and adding plants after the last chance of frost has passed.

Spring in Brookside also brings many other fun events...
The Farmers Market is now open. I hope you go out to support local farmers and eat with the season. Spring brings so many fresh and wonderful vegetables.

The Brookside Art Annual in May is always a crowd pleaser and many neighbors have a party/event for friends outside of our neighborhood. Make sure to get out and enjoy this opportunity.

Our annual yard sale has been moved from fall to spring this year to partner with Armour Hills and take advantage of the large turn-out they experience. We will advertise the week before the event on Saturday, May 19th. This is a great way to clean out your excess items.

On a final note I would like to introduce myself as the new president of Greenway Fields. If you have any concerns or questions, please do not hesitate to e-mail or call. My contact information is located on the last page of this newsletter.

Clem

Upcoming Events



Neighborhood Yard Sale

Sat., May 19

Clear out your closets, basements and attics and turn your unused items into extra cash.



Brookside Shred Event

Sat., June 2, 8:00-Noon

Bring your stuff to shred at this free event near the tennis courts at Meyer & Brookside Blvd.



Greenway Fields Neighborhood Picnic

Sun., June 10, 5:00-7:00 p.m.

Come visit with old friends and meet new neighbors!
Hot dogs and hamburgers will be served; please bring a side dish or dessert to share. Soft drinks and utensils will be provided.

R.S.V.P. board@greenwayfields.org or call 816-926-9113.



Home of the Month

Celebrating our beautiful neighborhood



April

Mary McMichael & Julie Major
435 Greenway Terrace

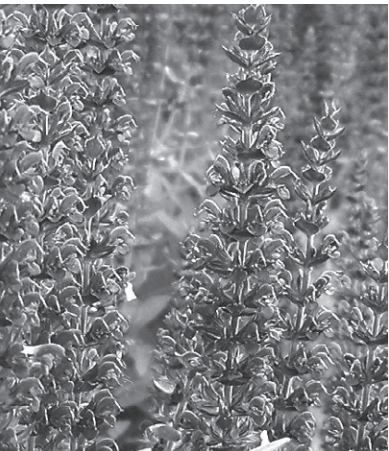
If you find the Home of the Month sign in your yard, please contact Jennifer Martin at jennifer.martin@greenwayfields.org so she can include a photo in the next edition of the newsletter.

Drought Tolerant Landscaping

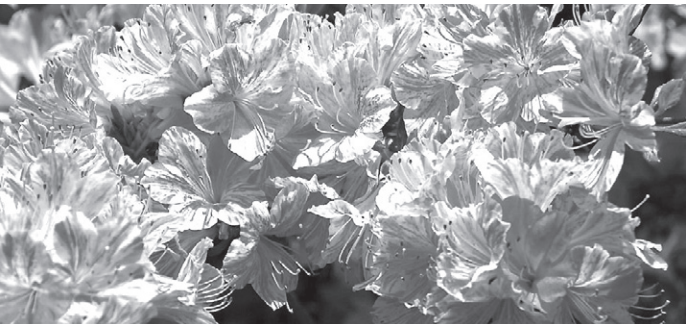
Lightning Landscaping & Irrigation, our neighborhood landscaping contractor, is working on revamping the plantings in our neighborhood common areas. One of Lightning's goals for these areas is to use drought-resistant plants so that less-frequent watering will be required this summer. Charlie Jobe with Lightning has some recommendations for attractive, drought-resistant (and low-maintenance) plants that are likely to do well in the yards of our neighborhood.

The first plant he recommends is *Wine & Roses* weigela, which is a flowering shrub that blooms through the summer. The weigela requires a good bit of sun; for shadier yards, he likes azaleas or rhododendrons. Azalea blooms last longer than rhododendron blooms, but rhododendrons have large, glossy foliage. He also recommends knockout roses: they are hardy and

bloom throughout the season; *Home Run* roses would also work well in Greenway Fields yards. Finally, Charlie recommends *May Night* salvia, which is a pretty perennial that requires very little maintenance, other than pruning spent blooms. Keep these plants in mind as you hit the nursery and get your yard ready for the growing season ahead.



Salvia "May Night"



Azalea

Greenway Fields Real Estate is Healthy

In the face of several difficult years in the real estate market, Greenway Fields remains one of the stronger subdivisions on the Missouri side of the state line. As a resident at 451

Greenway Terrace since 1971, I am among its most avid advocates!

Comparing averages with the larger entire MLS area, Zip Code 64113 and Green-

way over a two-year period, here's a snapshot of April illustrating why those shopping for homes in Brookside see Greenway Fields as a premier neighborhood:

April 2012

Zip Code 64113	# For Sale	# Pending	# Closed Sales	% Sold or Pending	Average List Price	Average Sold Price	List/Sales Ratio (%)	Days on Market	Months of Inventory
All KC MLS	15785	2163	2352	29	\$215K	\$161K	93	94	6.7
64113 Zip	108	15	9	22	\$500K	\$295K	93	50	12
Greenway Fields	7	2	2	57	\$455K	\$326K	95	71	3

While Greenway represented only 6% of the April inventory in 64113, the homes sold for a higher percentage of their original list price. In such a small universe the *averages* are easily distorted by short sales, foreclosures and transactions with atypical circumstances. On average, a greater percentage of Greenway Fields homes—especially when properly priced—have sold closer to their original list price.


From now through August, we typically experience increased activity over the rest of the year. The segment below \$400,000 is especially active this spring. My colleagues at Reece & Nichols and other Realtors are

reporting increased showings, and a convergence of sellers and buyers as reflected by the improved Greenway List-to-Sales Price ratios (79% in December, 2011 vs. 95% last month). Diminishing inventories, historically low interest rates and some easing of lender underwriting criteria make this an ideal time if you're planning a move.


Sellers considering moving up-market can achieve significant savings on their new purchase, more than accommodating price concessions on the sale of their current home. And here's the good news for sellers—the comparative months of inventory. This term refers to the estimated amount of time

it will take for the current inventory on the market to sell, assuming no new properties come on the market. The industry considers 6.0 months a *balanced market* favoring neither seller nor buyer. Below six months indicates a seller's market; above six months indicates a buyer's market. Greenway Fields currently has only a three-month supply!

Arthur Parks
Realtor®
Reece & Nichols Country Club
If you have any questions, please e-mail Arthur at aparks@reeceandnichols.com

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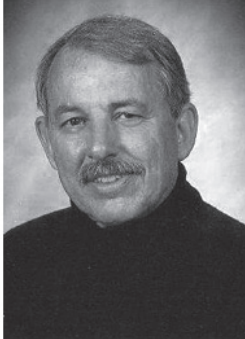


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