



WINDEMERE ANNUAL EASTER EGG HUNT

When: Sunday March 24th Time: 2:00 p.m.

Place: Basin on Briarwood Drive

Open to all children and grandchildren of
Windemere Residents 10 and under

Five lucky eggs have a ticket inside for a cookie
cake



Windemere Homes Association Annual Meeting

Saturday, April 13th, 2024, at Journey Church International
1601 150 Highway. Breakfast begins at 9 a.m. Annual Meeting to
start at 10 a.m.

Drawing for Gift Cards
Sitters will be provided

This year we are using Zoom for those who cannot attend in person.

This will be catered by Neighborhood Café.

RSVP at liveinwindemere@gmail.com

Welcome New Neighbors ... If you get a chance, please get out and welcome our new neighbors!

Welcome To The Neighborhood



Chase Minor & Kirstin Rolfes who lives at 427 SW Windmill Lane
Rebecca Prier who lives at 530 SW Windmill Lane
Jordan Wunder who lives at 3817 SW Briarwood Drive

IMPORTANT NOTICE

We have not raised dues since 2017. Our main expense is trash collection, and it comes in at \$52,675.20 for all the homes yearly going up 3% every year in June per until 2027 per our contract with Constable Sanitation. Plus, other expenses like maintaining the entrances have gone up in our economy.

Right now, you pay \$225.00 a year for dues. We have 236 homes in Windemere making our total revenue \$53,100.00. Our total expenses yearly as of now are \$71,000 which will be \$78,000 by 2027.



We have used up our surplus cash and we now must raise dues from \$225.00 yearly to \$360.00 yearly to cover our expenses. This will keep us in a positive cash flow to maintain our yearly expenses.



Remember if you had to pay for trash collection on your own you would be paying over \$500.00 a year at a minimum. What you pay for your dues is a great discount!

Thank you for your understanding of why the dues have increased.

IMPORTANT NOTICE

We will be mailing Homes Association Dues invoices for the next fiscal year early in March. Reminder they are due on or before June 1st, 2024.



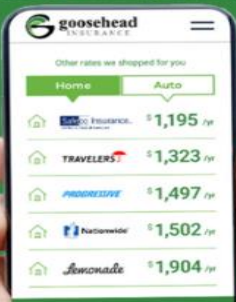
Find us on
Facebook

Facebook Page Windemere now has a Facebook page. It is called The Official Windemere Neighborhood Group. This is a resident run group, not a board run group. You can use this to share information you need with your neighbors

Beautification Program ... We have a rebate program to help promote landscaping. It is called the Windemere's Beautification Program. The first 10 approved homeowners that want to be considered will submit receipt. You will receive \$50.00 rebate for your tree or perennial planted in your yard visible from the street. If your tree or perennial (annual to do not apply) cost less than \$50.00 you will receive that amount. Maximum rebate is \$50.00.



HELLO NEIGHBOR!!



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816-365-4527

HELLO NEIGHBOR

Does your house need a
fresh coat of paint?

ronknoldllc.com

**RON
KNOLD**
Painting Contractor



My name is Tom Davis and I have been a resident in Windemere since 2003. I have served on the Windemere HOA and helped launch a Neighborhood Watch Program. My wife Mary and I have three boys who all have attended the Lees Summit Schools. I would love the opportunity to help you with a new HVAC solution that will bring down your utilities and may also be eligible for a Evergy and/or Spire rebate.



Tom.davis@themvpkc.com

913-203-2311

Heartland Quality Heating and Cooling was recently acquired by MVP

IMPORTANT REMINDERS ... Please maintain your property, this includes fences. Trim your bushes and trees so they are not obstructing sidewalks. In the spring many homeowners make changes to the outside of their homes (paint color, fences, out buildings, etc.) Avoid headaches and extra costs, have your plans reviewed by the board first. Make sure you do not need a permit with the city also.

Please respect your fellow neighbors' property and do not forget to pick up what your dog leaves behind when out walking your dog. It's the right thing to do!!! Obey the leash laws!!! This applies to cats also!!!



Per the restrictions and city code, trash and recycle bins must not be visible from the street from either the front or sides of your house with, of course, the exception of trash day collection.

Please do your part to comply and avoid unnecessary conflicts and expenses from the HOA and the city by placing your trash and recycle bins out of sight.

If you place your trash bins on the side of your home, please enclose it so the bins are not visible from the street. Here are some great examples from our neighborhood below. You can also get examples by google searching outside trash bins enclosures.



Who You Gonna Call? Frustrated! Don't know who to call?

Here are some helpful phone numbers, for some of our everyday problems.

Police Non-Emergency - 969-7390

Graffiti Loud music/noise

Public drinking Suspicious solicitor Abandoned car Illegal dumping Illegal fireworks

Underage drinkers

Car or home alarm

Belligerent person

Lee's Summit Neighborhood Services - 969-1200

Overflowing trash bins

Tall grass

Abandoned appliance

Foul odor

Trash in yard

Abandoned & deteriorating houses

Lee's Summit Public Works Department - 969-1800

Repair of city streets and sidewalk

Broken traffic signal

Flooded street

Broken street sign

Hazardous sidewalk

Potholes

Lee's Summit Snow Desk - 969-1870

Lee's Summit Animal Control - 969-1640

Wild Animals

Dead Animals

Barking Dogs

Rats

Lee's Summit Water Department - 969-1900

Polluting/pouring oil in drain

Leaking fire hydrant

Water main break



Mary Taylor, Mary Kay Independent Beauty Consultant
Windmere's Personal Neighborhood Consultant.

Products for the entire family for all occasions.
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occasions shopping needs - **gift wrapping complimentary**.

Private consultations available by appointment in your home,
my home or my studio.

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Visit my personal website to see the latest products.
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Register & place an order there and you will receive a
special discount by mentioning "**Windmere**" in your notes

Or find me on Facebook at "Beauty on a Budget" or at
Marydale Moore-Taylor

I look forward to meeting you & helping you with all your skincare &
beauty needs.



Abundant Moments Photography

amp Boutique Photography



**Creating Heirloom quality artwork for
our clients homes of their loved ones
for 20 years!**

Debra Lawrence, Cr. Photog., CPP

O: 816-537-5256

C: 816-682-2886

3801 SW Windemere Dr. Lees Summit, MO. 64082

www.abundantmoments.com



Neighborhood Garage Sale Dates for Windemere ...

Spring Garage Sale - Thursday, Friday and
Saturday April 25th, 26th and 27th.

Fall Garage Sale - Thursday, Friday and
Saturday September 5th, 6th & 7th.

Signs will be placed at each entrance. Notices
will be placed on Craigs List, Facebook and
Nextdoor.



HEATING

- REPAIR & SERVICE
- INSTALLATION
- PUMPS
- HOT WATER HEATERS
- TANKLESS WATER HEATERS
- CONSTANT COMFORT PLAN



CALL FOR DETAILS

\$119 PRECISION TUNE-UP

Hometown Heroes Heating and Cooling brings fresh innovation to HVAC. With a complete focus on residential & light commercial heating, cooling and ventilation, we apply top-rated tools and software to achieve unmatched honesty, transparency, and results from our services in The Kansas City Metro Area.



COOLING

- REPAIR & SERVICE
- INSTALLATION
- INDOOR AIR QUALITY
- DUCTLESS HVAC
- GEOTHERMAL HVAC
- WIFI THERMOSTATS
- LIGHT COMMERCIAL

FREE ESTIMATES



(816) 470-3056
CALL OR TEXT

CHEAP MOWING

\$35.00 includes mowing and weed eating.

(Price can range based on size of lawn)

Can come consistently throughout the summer.

If interested text or call Julean at 816-944-9777



Ads will be placed ... Advertising for newsletter free to residents... teenagers babysitting, dog walking, lawn mowing, etc. Residents if you have a business, please email your information to be placed.

The newsletter will be printed, mailed and posted on our website every 3 months.



color STREET

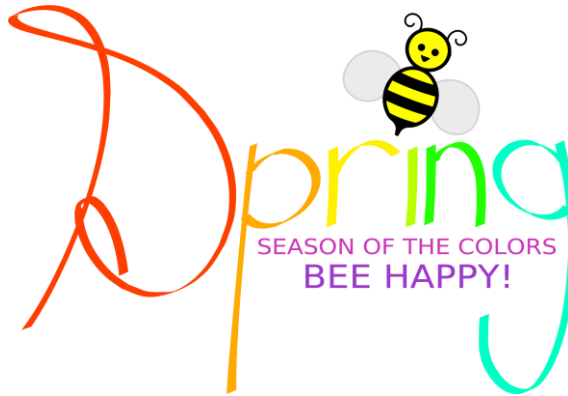
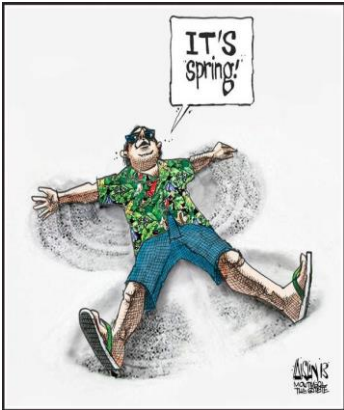
Alexis Allen

(816)506-2074

pinchofcolornailed@gmail.com

 Pinch of Color Nail(ed)

www.colorstreet.com/alexisallen



Windemere Board of Directors

Debra Lawrence – President - 816-682-2886

John Payne – Secretary/Treasurer – 816-830-8655

Bernie DeMers – 816-267-0018

Adrienne Beddow – 816-724-6166

Mary Taylor – 816-482-6425

Rosea Charlton - 913-203-5941

Jonathon Ramirez – 785-845-2013

Amy Hinton – 573-355-2986

Erica Miller – 913-909-2313



3718 SW Windemere Drive
Lee's Summit, MO 64082
www.liveinwindemere.com

Mission Statement: The Mission of the Windemere Homes Association is to manage and care for the property owned by the association; enforce the restrictions as specified by covenants; and promote a spirit of neighborhood pride and a sense of community.