

WEST PLAZA

NEIGHBORHOOD ASSOCIATION



It s time again for the annual West Plaza Neighborhood Picnic Saturday, May 18th

Westwood Park ~ ~ Noon till?

The Association will again provide hot dogs, prepared by our experienced chef, and cold drinks.

Bring a covered dish (salad, vegetable, or dessert) to share.

Games and fun for the kids.

Door prizes for members and fellowship for everyone.

New date for the Spring Clean Sweep

We usually have dumpsters by the park the same day as the picnic. This year, we had to reschedule to the previous week (Saturday, May 11th). Be sure to get your yard waste and bulky items down to the dumpsters by Westwood Park early, and don't miss out! The dumpsters open at 8 a.m., and it's first come first serve until they are full!

Second chance: the City is sponsoring an area-wide clean-up on June 23rd. We should have more details by the time of the picnic.

Garage Sale

The neighborhood garage sale will be Saturday, June 8th. Again this year we would like to provide, for our shoppers, addresses of the houses participating; list a few of the items for sale at each house; and include a map showing the locations of sales. According to our neighbors, the information appears to be very helpful for both the seller and the buyer.

The night before the sale, Association members will pass out the list to participating houses. If you

would like to be included, please contact Bob Crutsinger at 797-3126, or by e-mail at bob_crutsinger@hotmail.com, by Wednesday, June 5th. Leave your address and some of the items you plan to have for sale

Garage Sale Signs

If you still have a WPNA garage sale sign, please return it to the front porch of 4410 Fairmount. We would like to re-distribute these to residents that participate in this year's garage sale.

West Plaza Neighborhood Association Newsletter
Edited by Boyd Williston (Director of Communications)
4410 Fairmount, Kansas City, MO 64111-4354
Phone: 816-931-0194 (home) and 816-679-7446 (mobile)
e-mail: boydwilliston@yahoo.com

Production of this publication was made possible through support from the KCMO Neighborhood Development (Community Block Grant) and the Missouri Department of Economic Development (Neighborhood Assistance Program)

Advertising rates (display ad other than listing in business membership):

Business card size	\$25 per issue
Quarter page	\$35 per issue
Half page	\$50 per issue
Full page	\$100 per issue

By-laws revisions

It is the goal of the Board to present a revision of the West Plaza Neighborhood Association's By-laws. The current version is very much in need of updating. In the April 15 Board meeting, we finally started working through the by-laws. Here is a comparison of the current by-laws and the first draft of proposed changes, for Articles I, II and III.

Current By-laws:

ARTICLE I

Section 1. NAME. The name shall be the West Plaza Neighborhood Association.

Section 2. BOUNDARIES. The geographic boundaries of the West Plaza Neighborhood Association shall be as follows:

- North: Westport Road
- South: 48th to between Liberty and Terrace down to 49th to Ward Parkway
- East: West side of Madison
- West: State Line

ARTICLE II

Section 1. GOALS. The goals of this Association are:

- a) to improve the quality of life in the neighborhood
- b) to market West Plaza neighborhood and increase property values.
- c) to serve as an information/education vehicle for the neighborhood
- d) to serve as a social/community building organization

- e) to involve businesses in neighborhood activities
- f) to utilize government programs to improve properties and the neighborhood
- g) to educate residents about crime prevention

ARTICLE III

Section 1. MEMBERSHIP. Membership shall be open to any person who is:

- a) a resident, property owner, renter of property, owner of a business or the appointed representative of such resident, property owner, renter or owner of a business, and
- b) is of legal age (18 years or older)

Section 2. DUES. Membership dues shall be ten dollars (\$10.00) per residence per year and twenty dollars (\$20.00) per business establishment per year. (Association year runs from January 1st to December 31st). Dues are non-refundable.

Section 3. VOTING. Each adult residing in a member residence and each member business shall be entitled to one vote upon any matter before the general membership meeting.

Draft of changes

ARTICLE I

Section 1. NAME. The name shall be the West Plaza Neighborhood Association.

Section 2. BOUNDARIES. The geographic boundaries of the West Plaza Neighborhood Association shall be generally as follows (see attached map for exact location):

- North: Westport Road
- South: 48th to between Liberty and Terrace down to 49th to Ward Parkway
- East: West side of Madison
- West: State Line

ARTICLE II

Section 1. GOALS. The goals of this Association are to improve the quality of life in the neighborhood

(Continued on page 3)

(Continued from page 2)

ARTICLE III

Section 1. MEMBERSHIP. Membership shall be open to any person who is:

- a) is of legal age (18 years or older)
- b) and has paid the appropriate dues for the current Association year

The Association year runs from January 1st to December 31st of the same calendar year.

Voting household membership would be available only to a person who is:

- a) A general member and
- b) Owns a home or condominium, located within the WPNA boundaries, and reside in it, or is a renter of a home or apartment, located within the WPNA boundaries, and reside in it.

Voting Business Membership would be available only to a person who is:

- a) A general member and
- b) Operates a business with an office that is open to the public with regular business hours, located within the WPNA boundaries.

Section 2. DUES. The Board shall set membership dues. Discounts may be given to defined classes or individuals. Dues are non-refundable.

Section 3. VOTING. Voting rights are allocated per Voting Household or Voting Business Memberships only.

- a) Each Voting Household Membership is entitled to one vote upon any matter before a general membership meeting. Multiple Voting Household Memberships are allowed per residential dwelling.
- b) Each voting business membership is entitled to one vote upon any matter before a general membership meeting. Only one Voting Business Membership is allowed per business establishment.

A Neighbor asks for help

Mimi Wolfenstein has two small children, 9 months and 15 months old (one is adopted). She is staying at home to care for them. But she would like some help, someone to be a mother's helper/baby sitter for a few hours, two or three days a week. This would give her a chance to run some errands and

WPNA Business Members

BERGAMOT & IVY, INC.
1713 Westport Road
816-561-5599

**CATHY'S
CLIPS & CURL SALON**
4301 Wyoming
816-561-2331

**COPYMATE PRINT
CENTER**
4312 Terrace
816-931-4122

**FINAL DRAFT
SECRETARIAL SERVICE**
4401 Genessee
816-931-2276

HAIR STYLE
4500 Bell
816-531-4545

SUNSHINE FLOWERS
4509 Rainbow Blvd.
913-384-5034

**BILL WRIGHT
HOME REPAIR AND
REMODELING**
816-756-3625

VALLEY VIEW BANK
4550 Belleview
913-381-3311

**RICH YOUNG
ASSOCIATES INC**
4501 Fairmount
931-4724

ACT II
1417 W 47th
816-531-7572

**Judy Klemm
REECE AND NICHOLS**
2000 Shawnee Mission
Parkway
913-677-6300

LE NAIL'S SALON
4804 Belleview
816- 931-0303

**STATE LINE & 45TH
STREET ANTIQUE
DEALERS**

4501 Genessee
816- 561-4501
ACT II, INC.
1507 W 47th
816-531-7572

**KATE'S CANINE
RESORT**
207 W 31ST
816-753-4188

**WESTPORT
LAUNDROMAT**
1409 Westport Road
816-531-8889

JENNINGS TREE CARE
4505 State Line
816-931-3399

**GARY JENKINS
ATTORNEY AT LAW**
204 W Linwood
816-931-3535

**WESTPORT OIL AND
LUBE**
1112 Westport Road
816-931-6995

SHELTON TRAVEL
4800 Belleview
816-753-4888

**PRECISION OPTICS OF
WESTPORT**
4181 Broadway
816-756-3577

RYAN INVESTMENTS
I BUY HOUSES!!!
816-682-3998

**DAVID ALLEN STATE
FARM INSURNACE**
1414 W 47th Street
816-753-4334

**NORMANDY SQUARE
APARTMENTS**
4428 Jarboe
913-722-6280

**LINDA W PEARCE
ANTIQUES**
1214 W 47TH
816-531-6255

**HALLELUJAH
BOUTIQUE**
4706 Holly
816- 931-7396

**LADNER ASSOCIATES
CPA**
4808 Belleview
816- 221-7580

take a break from the house. The pay is negotiable. If you think you could help Mimi, give her a call at 816-960-3595.

Stray Kitties

As a homeowner in the West Plaza and Westwood Hills areas for the past 24 years, I have been aware of numerous kitties that have come to my house without a family to call their own. I am sure that many, if not all of you, have had such experiences. As a cat lover and a cat sitter, I am disturbed and distressed about the number of kitties (and doggies, too) who have been abandoned in our neighborhoods and in neighborhoods throughout the metropolitan area over the years. Since being in this very lovely, peaceful and friendly neighborhood, I have provided food for many kitties to eat "on the run" and a box wrapped with plastic garbage bags to protect them from the rain, snow, etc., and filled with soft padding for some of these abandoned orphans to rest if only for a few moments. I have been thankful that I have been able to provide some momentary comfort to them. I am the owner of 2 abandoned kitties who have provided love, comfort and joy to me for the past 12 years; I am uncertain of why they were abandoned but thankfully, through the love of two friends who rescued them from the streets, they have been a part of this household for many years (and hopefully many more years)!!

The responsibility of being a pet owner is to have your pets spayed or neutered and if there are kitties or doggies that you cannot care for, please be aware that they deserve a better life than being allowed to run the streets, beg for food to stay alive and live a life shortened by neglect and abandonment. They will thank you and I thank you.

Sherry Blaser -- (816) 753-3360

An Interesting Twist

Ray Braswell, a local developer, is looking at the former Van Tuyl site. He thinks he might have an idea for a project there that would be acceptable to the neighborhood. But before he goes any further, he is introducing an interesting twist to the development process.

He contends many developers go about developing a project the wrong way. Most spend a significant amount of time and money drafting plans, seeking legal counsel, working *pro forma*, and stewarding these plans through the preliminary review process with the City. If the developer believes he has a plan that works and can pass the City's review, then he goes to the neighborhoods seeking acceptance of his proposed project.

This sort of backwards process is what Ray contends gets many developers into trouble. He feels with so much already invested in the project, the developer really isn't looking for feedback from the neighbors, but is actually trying to sell the project to them. At this point changes to the project are expensive and can result in major redesign. There is also a significant amount of human energy invested in the project.

Ray contends a different approach would work better. He believes developers should meet with neighbors early in the process, share one's thoughts with them and seek a legitimate dialogue before so much is invested. To that end, Ray asked a group of neighbors, WPNA Board members and community leaders to hear what he was thinking for the block south of 48th St, between Roanoke and Belleview.

He is pondering the feasibility of saving many of the existing structures, and building a boutique hotel, some neighborhood shops, parking, an office component and some condominiums on the site. He says if the idea doesn't work with the neighbors, then he figures there is no sense in going forward with it.

The meeting he held actually generated quite a discussion. The dialogue exposed many of the neighbor's concerns as well as their aspirations. Apparently the comments generated by the discussion gave Ray the feedback he desired. He said it has helped him see the project and possibilities in a new light. Whether the comments can be fashioned into a successful project or not remains to be seen.

If Ray chooses to continue with his scheme, he said he would continue the dialogue as well. When that happens, we'll make sure the neighborhood gets a chance to participate in the discussion. There were neither promises made nor offers accepted, but it was an interesting twist to the development process.

Paul Minto

!!!Recycle!!!

48th and Forrest

Wednesday through Friday 11 am – 7 pm

Saturday 8 am – 4 pm

Note the new place and time