

WEST PLAZA

NEIGHBORHOOD ASSOCIATION



November General Membership Meeting

The November meeting of the West Plaza Neighborhood Association will be on Tuesday, November 16th at 7:00 p.m. The location is the cafeteria of Swinney School, 1106 West 47th. Enter from the back of the school, on the Holly side of the building.

Fire Department

We have invited representatives from the Kansas City Fire Department to make a presentation at our November meeting. They will be giving us some basic information about the fire department and important tips on fire safety and prevention. With cold weather and the use of heating equipment just around the corner fire safety is on everyone's mind.

This is an excellent opportunity for our neighbors to learn the do's and don'ts about extinguishing a fire if one were to happen in our home. Do you know about the smoke detector program managed by our firemen? You may want to bring a pen and paper to take notes at this meeting!

Nominations

The November meeting is when we take nominations for the officers and board of WPNA for the next year. Elections will be in January.

The current officers, and their availability for next year, are:

President, Bob Crutsinger. Bob will not be available for any office next year.

Treasurer, Marlene Toms. Marlene can serve again next year.

Secretary, Shirley Williston. Shirley is interested in becoming the next president.

Membership, Boyd Williston. Boyd can serve again next year.

At large, Penny Cox and John Toms. Penny and John can serve again next year.

Opportunity knocks

We will have openings next year for new board members (we can have up to four at-large members), and at least one opening for an officer. Ever thought about helping out on the board and giving the WPNA the benefit of your ideas? If you will be available to help out next year, come to the November meeting and "put your hat in the ring." Or if you can't make it, contact Boyd Williston, (816) 931-0194, and let him know that you can help.

Fall Clean Sweep

We had another successful Fall Clean Sweep on Saturday, October 23rd. Both the bulky item and the yard waste bins were full by the time we closed up at noon.

A big "thank you" to the many members who helped out. Some stayed the whole time, and others came for an hour or more. Several ladies brought coffee and goodies.

If any of the volunteers would like a West Plaza T-shirt, please call Shirley Williston at (816) 931-0194 to make arrangements.

Lost and Found

We found three items that were left at the park when we were closing up after Clean Sweep: a long-handled spoon, a coffee mug with lid, and a folding chair. If you can identify any of these as yours, please contact Shirley Williston at (816) 931-0194 to get it back.

West Plaza Neighborhood Association Newsletter
Edited by Boyd Williston
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Submit suggestions for newsletter articles or association activities to Boyd at his e-mail or postal address (e-mail is preferred). You must include your name and how to contact you for your suggestion to be considered. Articles may be edited for length, accuracy, and grammar. The submitter's name will be used only if permission is granted.

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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

Recycling Comes to the West Plaza

You may have noticed some large blue bins in the neighborhood recently and wondered what that was all about. If you haven't heard, Kansas City has upgraded its trash handling system, joining the 10,000 other cities across the nation that offer curbside recycling. Almost all residents of the city are included in the program, with the exception of apartment buildings with more than six units, communities who hire private trash hauling firms, and businesses. In addition to saving space in our landfill and therefore extending its useful life (until this program was implemented, Kansas Citians had been throwing away *1 million pounds of trash per day!*), recycling also allows the reuse of already existing materials for new products. This means that we go easier on the environment – using up fewer resources in the manufacture of products and packaging – and also reduce air and water pollution from producing and transporting materials. With two-thirds of the city now recycling, we are now collecting 1 million pounds of recyclables each month.

The program was implemented in the West Plaza neighborhood in early September. If you are not presently recycling, here some basics to get you started.

When are recyclables picked up?

Recyclables are picked up every other week on your regular trash day. For residences north of 47th Street, this means Mondays; south of 47th Street, Fridays. You simply set out your recycling bin(s) along with your trash, preferably separated by a few feet to make it easier for the trash haulers to see which is which.

Is there a limit to how much I can set out?

Each residence is allowed to set out up to two 40-pound trash bags each week, and an unlimited amount of recyclables on recycle day. If you put out more than two trash bags, a tag – which can be purchased for one dollar at participating Westlake Hardware or Price Chopper stores – is required for each additional bag. A blue bin (available at the same stores) is required to

allow the trash haulers to easily distinguish the recyclables from the trash. A coupon for a free bin was mailed to each residence in our neighborhood shortly before the program began. Additional bins can be purchased for \$9.

What is recyclable?

A surprising amount of stuff is recyclable, and you can throw it all in the bin together. The entire newspaper. Phone books. Plastic water bottles and milk jugs. Tin and aluminum cans. Office paper and mail. Chipboard, which includes toilet paper rolls, paper towel rolls, and cereal boxes. Cardboard, both shiny and plain. A detailed instruction booklet was provided in that same mailing from the city...hope you saved it!

What is not recyclable at the curb?

Plastic bags. Anything that has had direct contact with cooked food – pizza boxes, for example. Waxy containers like ice cream and milk cartons. Paper napkins, paper towels, paper plates and tissues. Glass. Shredded office paper.

What happens if I put non-recyclables in the bin?

Right now, the trash haulers will leave the non-recyclable item in the bin with a green "Oops!" sticker and will pick up the rest. This should be a clue for future reference as to what won't go! Eventually, however, they will leave the whole bin of recyclables if it contains a non-recyclable item.

(Continued on Page 3, "Recycle")

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("Recycle", continued from page 2)

What happens if I put out extra bags without tags?

If more than two bags of trash are placed at the curb without stickers, the extra bags or other trash will be left at the curb and a warning letter will be sent to the resident. The next step of enforcement is a violation letter and formal citation, much like a parking ticket. Citations are issued only as a last resort. The citation will carry a fine, and non-payment can result in a warrant being issued for the resident's arrest.

Do I have to recycle? Why should I?

Curbside recycling is mandated by city ordinance, but participation is not mandatory. In other words, you don't have to recycle, but if you do, your trash load will be reduced by more than half, and it will make the two-bag limit easily achievable for most families. Not only that, recycling is beneficial to the West Plaza neighborhood. If 70% of our residences participate in the program, we will receive the use of two free dumpsters twice a year for neighborhood clean-ups, either for brush or for bulky items. Usually these dumpsters cost \$50 each, so it is quite a savings.

How can I get more information?

You can call the city's Department of Environmental Management at 816/513-3490 #7, or if you'd rather talk to me, your friendly neighborhood Recycling Ambassador, call Julie Tenenbaum at 816/931-2276. There's a lot more to say about recycling, and I'd be glad to talk with you about it!

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**Your West Plaza REALTOR®
Penelope Cox**

This section of your Newsletter is a service for you to help provide you with answers to questions you may have about real estate here in our neighborhood. We received an additional question regarding Property Insurance this month, plus one about our Water Bills. Keep your questions coming. Just e-mail me what you would like answered and your questions will be anonymously covered in this section of upcoming issues.

Send your questions to: pcox@KansasCityHomes.com with the subject matter addressed to: **West Plaza Realtor.**

Property Insurance For The Homeowner

Dear Penny: How about one more question about Property Insurance. In our September Newsletter you mentioned the C.L.U.E. Report. As a homeowner, should I get a copy?

A: This decision is really up to you, the property owner. It's important you understand the limitations of the report. Not all insurance companies use the report and those that do use it don't all use the information in the same way. And, how the gathered information will affect the insurability of a property may not be explained within the report. As a result, having the report may not enable you to predict whether a particular company will insure the property. If you want information on how a C.L.U.E. Report or other similar report may affect your ability to obtain insurance, it may be best to contact your insurance agent.

NOTE: Between copies of your July, September and November 2004 Newsletters you will have a good overview of Property Insurance. BUT, if you want a condensed version on the subject I will be glad to get to you a tri-fold pamphlet titled "The New Reality of

Property Insurance." If you want one, just give me a call at 913-661-8545 (or feel free to e-mail me).

Water Bills

Dear Penny: Why is my Water Bill so much higher?

A: If you experienced an increase, this increase actually took place earlier this year in May. Usage is based on units per cubic feet, and YES, there was a rate increase for Water from 1.54 to 1.57/100 cubic feet. Plus, a Sewer rate increase from 1.41 to 1.49/100 cubic feet. This is the first time in two years (according to our Missouri Water Dept.) to have a rate increase for BOTH. Sources also indicated that rates can be affected by: # of billing days, variance of billing periods, holidays, re-reads and more. Feel free to call Information Customer Services at 816-513-0123 or 816-513-2182. And, no, they do NOT send out notifications ahead of time of rate increases. The increase just shows up on your bill with no reference as to the "why."

(Sources: National Association of REALTORS, Risk Management Committee, Kansas City Missouri Water & Pollution Control Department)



Join Your Neighbors in the WPNA

Please fill out the information below and return along with your check to:

West Plaza Neighborhood Association ~ P.O. Box 32826 ~ Kansas City, MO 64171-7826
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I would like to help the neighborhood with:

Picnic [] Property Maintenance/Zoning []

Yard Sale [] Neighborhood clean-up []

Crime prevention [] Distribute newsletter []

Refreshments for meetings []

(November 2004 Newsletter)