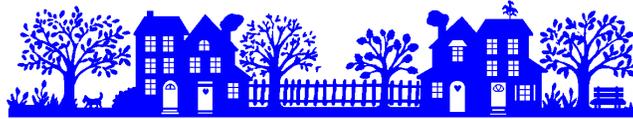


# WEST PLAZA

## NEIGHBORHOOD ASSOCIATION



**The next General Membership Meeting  
will be  
Tuesday, 16 March 2004  
7:00 p.m.  
Swinney Elementary School Cafeteria  
1106 West 47<sup>th</sup>**

**Meeting topics:  
Special Unveiling of Gift to West Plaza  
Auto Theft Follow-Up  
Presentation on Urban Forestry**

#### Upcoming WPNA Events

- Neighborhood Clean-Sweep  
Saturday, 22 May 2004 -- 7 a.m – noon
- Annual Picnic at Westwood Park  
Saturday 22 May 2004 -- noon - ?
- Annual Yard Sale  
Saturday 5 June 2004 – 8 am – 3 pm

#### Auto Theft Presentation

At our January WPNA Meeting, we had an informative presentation by David Reynolds of the Crime Prevention Program (CPP) of Kansas City. The emphasis of the discussion related to the seriousness of stolen vehicles in Kansas City and how to prevent the thieves from taking our automobile. Did you know that that Kansas City ranks in the top ten nationally for the number of auto thefts? For those that attended the January meeting, make sure to come to the March meeting and pick up your gift.

#### 2004 Board Members

In the January meeting, we elected new officers and at-large board members. They are:

<b>President</b>	<b>Bob Crutsinger</b>
816-797-3126	b_crustinger@hotmail.com
<b>Secretary</b>	<b>Shirley Williston</b>
816-931-0194	swilliston@kc.rr.com
<b>Finance</b>	<b>Marlene Toms</b>
816-531-8251	jtoms@kc.rr.com
<b>Membership</b>	<b>Boyd Williston</b>
816-931-0194	boyd01wpna@kc.rr.com
<b>At large</b>	<b>Penny Cox</b>
816-531-4867	pcox@kansascityhomes.com
	<b>John Toms</b>
816-531-8251	jtoms@kc.rr.com

We still have room for more board members. If you are interested in helping out, contact any of the current board members.

#### Identity Theft – Protecting Your Name and Your Good Credit

Identity Theft it's the fastest growing crime in America. Identity theft, simply stated is the stealing of another person's name, address, social security number or other identifying information to commit fraud or other crimes without their knowledge or lawful authority. It can happen to you as you go about your everyday business ... and if it does, you probably won't know until you get the bill for the items you never purchased or that unexpected phone call from your bank, some other lender or even the police.

**It could turn your world upside down. The average victim spends almost two years and can be costly trying to resolve the theft of the identity.**

(To page 2, "Warning Signs")

West Plaza Neighborhood Association Newsletter  
Edited by Boyd Williston  
Home Address: 4410 Fairmount, Kansas City, MO 64111-4354  
Phone: 816-931-0194 (home) and 816-679-7446 (mobile)  
e-mail: boyd01wpna@kc.rr.com

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.

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

## Urban Forestry in Kansas City

In our WPNA newsletter last fall, we published an article relating to the planting of new trees and how to decide on the proper location and type of tree. For the March WPNA General Membership Meeting we have invited a professional on this subject to be our guest speaker. Our speaker will be Helene Miller from the Missouri Department of Conservation Discovery Center. You may recognize Ms Miller's name from articles in the *Kansas City Star* or from her work on many projects around our area.

This topic continues to come up because the planting of new or replacement trees in our neighborhood is a priority to many of the West Plaza residents. It is recognized the trees not only provide beauty to our neighborhood, they increase the value of our property.

If you are thinking about planting a new tree on your piece of the world or would be interested in participating in an organized program to receive/plant trees in the West Plaza Neighborhood you will not want to miss this meeting.

If you have not had an opportunity to visit the Discovery Center, it is located at 4750 Troost Avenue (816-759-7300).

## RecycleFIRST

Kansas City's new residential recycling and updated trash collection program that begins in 2004 is called RecycleFIRST. The new RecycleFIRST program works in the following manner:

- RecycleFIRST begins in stages on March 1, 2004, and the program will reach the entire City by December 1 2004.
- Each Household will get one recycling bin at no charge.
- Place your RecycleFIRST bin at the curb every other week on the same day as your regular trash pick up.
- There is no need to sort your recyclables.
- The amount of recyclables you place at the curb is unlimited.
- Each household may place up to two large bags of regular trash at the curb each week. Any excess bags will require a trash tag.
- Trash tags may be purchased for \$1 each at certain community locations.
- Pick-up of bulky items as well as leaves and brush remain as they are now – with no tag requirement.

Questions or need more info? Call 816-513-3490 or check the web site at [www.kcmo.org/recyclefirst](http://www.kcmo.org/recyclefirst).

## Warning Signs

Often, there are no warning signs that identity theft has occurred. However, some reasons for concern are:

1. Your monthly credit card and bank statements suddenly stop arriving.
2. You are denied credit for no apparent reason.
3. You start getting bills from companies you do not recognize.
4. Credit collection agencies try to collect on debts that do not belong to you.

## Protect Yourself!

- Ask your bank, doctor's office, other businesses and your employer if they protect your personal information.
- Never carry your Social Security card, Social Security number, birth certificate or passport, unless necessary.
- Do not put your address, telephone number or driver's license number on a credit card sales receipt.
- Social Security numbers or phone numbers should not be put on checks.
- Identifying information should not be given over the phone or the Internet to someone you do not know or on a cellular or cordless phone.
- Shred all personal documents before placing them in the trash.
- Do not put your Social Security number on your driver's license, ask for another number.
- Order a copy of your credit report from each of the three major credit bureaus at least twice a year. (Review it and make sure it is accurate. The first place you might see fraudulent activity is on your credit report).

## Trash Collection

With all the trash talk going on, what is the current procedure on trash collection in our neighborhood? Here are some of the basic rules directly from Kansas City:

### Who is Eligible?

If you live in a single-family home, apartment, condominium, or townhouse containing six or fewer dwelling units you are eligible for the waste removal service provided by the City.

### Trash Collection Days

All eligible households receive one collection of residential trash each week, and each neighborhood is assigned a regular collection day, Monday through Friday.

Trash must be placed at the curb no later than 7:00 am on the collection day, but not before 3:00 pm on the previous day.

### Holiday Trash Days

If a holiday falls during the week, collection takes place on the day following the holiday, and collection for the remaining days of the week also takes place one day later than usual. Friday trash is collected on Saturday during such weeks.

### Kansas City observes the following holidays:

- New Year's Day
- Martin Luther King, Jr. Day
- Presidents Day
- Memorial Day
- Independence Day
- Labor Day
- Veterans Day
- Thanksgiving Day
- Christmas Day

### For the West Plaza neighborhood the regular trash collection days are:

- **Monday – if you live north of 47th Street**
- **Friday – if you live south of 47th Street**

All residential solid waste must be placed at curbside for collection, within ten feet of the street. Residential solid waste is not collected from alleys. The trash collection method in Kansas City involves workers throwing the bags and trash items into the back of a packer truck. Therefore, regular household waste must be placed in bags and boxes weighing less than 50 pounds (so the workers can pick it up) and shorter than four feet in length (so it can fit in the truck). **The City cannot collect trash left in trash cans** or other non-disposable containers.

## WPNA Business Members

**SHELTON TRAVEL**  
4800 Belleview  
816-753-4888

**PLAZA PANTRY GROCERY**  
4802 Belleview  
816-753-8225

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

**JIM JOHNSON  
CONTINENTAL PRINTING**  
4806 Belleview  
816-756-5560

**LADNER ASSOCIATES CPA**  
4808 Belleview  
816-561-7580

**HALLELUJAH BOUTIQUE**  
Alterations & Repairs  
4706 Holly  
816-931-7396

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

**KATE'S CANINE RESORT**  
207 W 31<sup>ST</sup>  
816-753-4188

**THE 4433 BARBERSHOP**  
4433 State Line  
Call for Appointment  
816-753-4004

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

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

**MARY ROUSE  
URBAN MINING  
HOUSEWARES**  
816-529-2829

**DAVID ALLEN STATE FARM  
INSURANCE**  
1414 W 47<sup>th</sup> Street  
816-753-4334

**PLAZA CHIROPRACTIC**  
1507 West 47<sup>th</sup> Street  
816-931-4601

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

**Judy Klemm  
REMAX PREMIER**  
3515 W. 75 St.  
913-529-1408

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

**HOME SOLUTIONS  
WE BUY HOUSES!!!**  
816-682-3998

**SUNSHINE FLOWERS**  
4509 Rainbow Blvd  
913-384-5034

**WESTPORT-PLAZA DENTAL  
ASSOCIATES**  
Park Plaza Building  
801 W 47<sup>th</sup> Suite 408  
816-561-6150

**JENNINGS TREE CARE**  
4505 State Line  
816-931-3399

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

**VALLEY VIEW BANK**  
4550 Belleview  
913-381-3311

**HAIR STYLE**  
4500 Bell  
816-531-4545

**ACT II**  
1417 W 47<sup>th</sup>  
816-531-7572

**CARPE DIEM AESTHETICS**  
2115 W 43<sup>rd</sup> Ave, KCKS  
913-707-4798

**LAW OFFICE OF  
KENT L. KERSTEN**  
4610 Holly  
816-531-0007

**Penelope Cox  
PRUDENTIAL HENRY &  
BURROWS, REALTORS®**  
8101 College Blvd  
Overland Park, KS 66210  
913-661-8545

**Your West Plaza REALTOR®  
Penelope Cox**

This section of your Newsletter is new and is for you. This is a service to help provide you with answers to questions you may have about real estate here in your neighborhood. Your questions are welcomed. Just e-mail me what you would like answered and your questions will be anonymously answered in this section of upcoming issues.

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

A couple of questions have trickled in already from some of our neighbors; so let's get started!

**Property Tax Assessments**

**Dear Penny: Can you tell me how property tax is assessed?**

**A:** I will topline this, give you some math formulas that are used in the assessment process for the state of Missouri, then refer you to some web sites that will give you detailed explanations for both this question and the one following.

Property taxes are determined by two factors: Assessed Values and Tax Rates. Many factors come into play with setting property values (fair market sales of comparable property, cost of material and labor to replace property, accumulated depreciation, rent income, tax exemptions...)

Property taxes are calculated on:

- Appraised Value (Market Value) of your property
- Assessment Ratio (Missouri Residential property is 19%)
- Tax Rate

- Assessment Ratio is applied to the Appraised Value to come up with the Assessed Value
- Tax Rate (or Millage Rate which is figured in thousands and is based on the Tax Levy) is applied to the Assessed Value to come up with Taxes Owed
- Tax exemptions can also be applied which influence the Assessed Value

**Example:**

\$250,000 (Appraised Value) x 19% (Assessment Ratio) = \$47,500 (Assessed Value)  
Assessed Value x Tax Rate = Tax Bill

**Dear Penny: Can a person appeal property tax assessments, and if so how?**

**A:** Yes. If you do appeal your focus should be on Market Value (Appraised Value); not on your Assessed Value, 19% Residential Assessment Ratio, Tax Rate, nor Tax Levy. The Appeal Process is not a negotiation process. Ask yourself if your property is worth the Appraised Value. If "yes", appealing may not prove beneficial. If "no", appealing may prove advantageous if you think the Appraised Value is higher than what the sales price would be on your home.

But, we are running short of space here. We will give more detail on this appeal process in the next May Issue. However, if you want to know how the process works before then, and perhaps preview some web sites to give you further explanations to both questions, please e-mail me and I will get this information to you; because the timing for a 2004 appeal (if interested) is 5/1/04 - 6/21/04

<p><b>!!!Recycle!!!</b>  48<sup>th</sup> and Forrest  Wednesday through Friday 11 am – 5:30 pm  Saturday 8 am – 4 pm  Note the new place and time</p>
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# 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  
New [ ] Renewal [ ] Household (\$12) [ ] Senior (\$7) [ ] Business (\$25) [ ]

Name \_\_\_\_\_

Address \_\_\_\_\_

Zip \_\_\_\_\_ Phone \_\_\_\_\_

e-mail \_\_\_\_\_

I would like to help the neighborhood with:

Picnic [ ] Property Maintenance/Zoning [ ]

Yard Sale [ ] Neighborhood clean-up [ ]

Crime prevention [ ] Distribute newsletter [ ]

Refreshments for meetings [ ]

(March 2004 Newsletter)