

WEST PLAZA

NEIGHBORHOOD ASSOCIATION



It's May again,
and that means it's time for

The Annual West Plaza Clean Sweep and Neighborhood Picnic

Date: Saturday, May 22nd
Location: Westwood Park

The Clean Sweep opens at 8 a.m. with dumpsters on the east side of the park.

There will be two dumpsters, one for yard waste and one for bulky items. Come early, because when the dumpsters are full, the Clean Sweep is over. If you are available to help with filling the dumpsters, your participation will be appreciated. If you know someone who doesn't have a vehicle, why not offer him/her a ride?

The Picnic starts at Noon

Bring a dish – vegetable or desert or anything else that would go with a picnic.

Come early, meet some new neighbors and sign up for the door prizes. Stay long enough to participate in the games – and watch the kids having fun with their games.

WPNA will supply hot dogs (with buns and condiments), cold drinks, plates and tableware.

We have invited some of the wonderful people who keep us safe and secure in our homes and surroundings here in West Plaza. The Kansas City Police Department and the Kansas City Fire Department will be at the picnic to meet you and answer questions you may have. Also the Police Department will display the MCOPS (Mobile Community Outreach Police Station) Van for your viewing pleasure; this vehicle provides an invaluable link between officers and citizens of Central Patrol Division. It was given to the KCPD in 2001 by the US Department of Justice Executive Office of Weed and Seed. It is a very impressive vehicle that you must see to appreciate.

And the WPNA Garage Sale...

...is coming soon after. It's scheduled for Saturday, June 5th. You can register by calling 816-931-0194 or by e-mailing boyd01wpna@kc.rr.com (the editor's mailbox). Include your name and phone (so we can get back to you), your address, and what kinds of items you will have for sale.

We will have a listing of the addresses and items to hand out to shoppers so that they can find your house easily.

We will see you this fall

The West Plaza Neighborhood Association will **not** hold a neighborhood/general membership meeting in July. Summers often prove to be a busy time of the year and hard to get together. We expect this summer to follow the same pattern. We'll all get together again once school starts and vacations end. We hope to see you at the picnic, but if you can't make it, have a safe and happy summer and we'll look for you in September.

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

Who is KCNA?

By: Boyd Williston

The Kansas City Neighborhood Alliance (KCNA) is a non-profit corporation established in 1979.

KCNA has been very helpful to West Plaza. They print our newsletter, have helped us get grant moneys, and have provided leadership training.

KCNA offices are located at 3101 Broadway, Suite 101, Kansas City, MO 64111. Their phone is (816) 753-8600. Their web site is www.kcna.org.

"City Steps up enforcement of pet licensing"

City of Kansas City, MO

Media Release

News from the Neighborhood and Community Services Department

The City of Kansas City, MO., is taking steps to increase compliance with the City pet license ordinance. The ordinance requires all dogs, cats and ferrets more than four months old kept within the City limits to be licensed annually. Currently, only about 12 percent of the estimated 215,000 pets in Kansas City have a valid City license. Animal control officers are going into neighborhoods throughout the City and writing citations to the owners of unlicensed pets. This violation carries a minimum fine of \$75 for the first offenses and \$150 for second offenses.

What's New with the West Edge Project?

By Bob Crutsinger

The property (located between 48th Street on the north, Ward Parkway on the south, Roanoke Parkway on the east, and Belleview Avenue on the west) was sold by Cecil Van Tuyl in mid-April to Bob Bernstein. Mr. Bernstein has hired Ray Braswell to be the developer of the mixed-use project on the 2.4 acre site.

The major tenant of the project will be Bernstein-Rein Advertising Inc, one of the largest advertising firms in the country. Bernstein-Rein will occupy 130,000 square feet of the projects 230,000 total leaseable square feet of office space. In addition to the office building, the project will have a restaurant within the 28,000 square feet of retail space. The project will also have a boutique hotel of somewhere between 108 and 135 rooms.

There will be approximately 1,000 parking spaces incorporated in the project.

According to Mr. Braswell, "we are committed to filling all agreements to the WPNA". Ray stated that Bob
(Continued on page 3, "West Edge")

Protect Your Investment

The Kansas City Neighborhood Alliance (KCNA)
Presents: Basic Home Maintenance Training

By Sandy Perry

In response to requests from many neighborhood residents, the Kansas City Neighborhood Alliance, in cooperation with Vatterott College, is sponsoring a basic home maintenance program. Homeowners who want to protect the investment they have made in their homes, but don't have the basic skills, will benefit from this workshop. Training topics will include: hands-on basic heating and air conditioning maintenance; basic electrical skills; roof and gutter maintenance; water leaks-how to detect and avoid them; weatherization; what to know before you sign a contract for home repairs; toilet bowl know-how; caulking; what tools you need in your basic toolbox; sidewalk and driveway maintenance; even pruning and lawn maintenance skills.

If you would like to register for the *Protect Your Investment* program, or would just like more information, please contact Jan at KCNA at 816-872-3413 or jrinne@kcna.org. A \$5 registration fee will cover the program as well as a continental breakfast. *Protect Your Investment* will take place at Vatterott College, 8955 East 38th Terrace, Kansas City, Missouri, on June 12, starting at 8:00 a.m. and concluding at noon.

The Kansas City Neighborhood Alliance is a non-profit corporation, established in 1979, that strengthens communities across metropolitan Kansas City through training, education, and housing opportunities. Please visit the website at www.kcna.org for information on additional programs and services for you and your neighborhood.

(“West Edge”, continued from page 2)

Bernstein wants to make this a building that is very special to the Plaza and to our neighborhood.

The ground breaking for the project is scheduled for late August or early September 2004 with a completion date of August 2006. Let's place these dates on our calendars and join in these historic events that will be taking place in West Plaza!!!!

Crime Report

By John Toms

The crime rate seems to be receding some in the West Plaza Neighborhood. It was down last month. However we are still having vehicles stolen.

And vehicles are broken into to steal items left inside in plain view as well as stereos, and such.

Auto thefts are crimes that can be easily prevented by obtaining some type of anti-theft tool for your vehicle such as a “Club”. For other types of theft, a good alarm system, or other disabling type of device, can be helpful. Check with your local auto repair and parts store.

RecycleFIRST Is Coming In September

By Shirley Williston

On September 7, 2004, RecycleFIRST is scheduled to start in West Plaza. Ahead of that date you will receive a recycling packet that will include your coupon for your free bin along with all the step-by step details on how to recycle. Recycle trucks will come through West Plaza every other week, on the same day as the trash trucks come by. For West Plaza, the weeks in September are weeks with Monday on the 6th and 20th. In October they are weeks with Monday on the 4th and 18th. Since September 6th is Labor Day, recycle trucks will be running a day later in the week, just like trash trucks do after a Monday holiday. You can get more information at the web site www.kcmo.org/recyclefirst or by calling 816-513-3490.

Some of the things that you can recycle curbside are:
PAPER: newspapers and inserts, magazines, catalogs, mail, phone books and office paper.

CARDBOARD: boxes that are corrugated (ribbed).

CANS: aluminum, steel and tin, like pop and soup cans.

PLASTIC: #1 and #2 bottles with a neck, like milk and soda pop bottles.

To keep items from being blown out of the recycle bin, put something heavier like a tied bundle of newspapers, on top of lighter items. A DROP OFF site for other things is the UMKC parking lot at 4745 Forest. You can leave most things not accepted at the curb, such as glass, cell phones, aluminum foil, batteries, and metal lids from jars.

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

KATE'S CANINE RESORT

207 W 31ST
816-753-4188

CATHY'S CLIPS & CURL SALON

4301 Wyoming
816-561-2331

URBAN MINING HOMEWARES

4504 Bell
816-529-2829

Judy Klemm REMAX PREMIER

3515 W. 75 St.
913-529-1408

SUNSHINE FLOWERS

4509 Rainbow Blvd
913-384-5034

RICH YOUNG ASSOCIATES INC

4501 Fairmount
816-931-4724

HOME SOLUTIONS RYAN INVESTMENTS, LLC

WE BUY HOUSES!!!
816-682-3998

PRECISION OPTICS OF WESTPORT

4181 Broadway
816-756-3577

PLAZA CHIROPRACTIC

1507 West 47th Street
816-931-4601

ACT II

1417 W 47th
816-531-7572

WESTPORT LAUNDROMAT

1409 Westport Road
816-531-8889

HAIR STYLE

4500 Bell
816-531-4545

CARPE DIEM AESTHETICS

2115 W 43rd Ave, KCKS
913-707-4798

Penelope Cox PRUDENTIAL HENRY & BURROWS, REALTORS®

8101 College Blvd
Overland Park, KS 66210
913-661-8545

GREENWICH WEST

1801 Westport Rd.
816-561-8411

GARY JENKINS ATTORNEY AT LAW

204 W Linwood
816-931-3535

DAVID ALLEN STATE FARM INSURANCE

1414 W 47th Street
816-753-4334

BERGAMOT & IVY, INC.

1713 Westport Road
816-561-5599

JENNINGS TREE CARE

4505 State Line
816-931-3399

WESTPORT-PLAZA DENTAL ASSOCIATES

801 W 47th Suite 408
816-561-6150

VALLEY VIEW BANK

4550 Belleview
913-381-3311

Mark Carey MORTGAGE LENDERS OF AMERICA

7301 Mission Rd Suite 219
913-262-5711

PRINT TEKK PRINTING AND MAILING

4312 Terrace
931-4122

FINAL DRAFT SECRETARIAL SERVICE

4401 Genessee
816-931-2276

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. This is the 2nd issue for this section, and over the past month we have received questions regarding Building Codes. 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: **Your West Plaza Realtor.**

We ran short on space in the last issue when we were discussing Tax Assessments and I promised I would detail the Appeal Process as well as provide Web Sites to give you further explanations of Property Tax Assessments. So pull out your March Issue and let's continue:

Property Tax Assessments Appeal Process

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

A: Yes. Like I mentioned in March, if you do appeal your focus should be on Market Value (Appraised Value); not on your Assessed Value, nor on your 19% Residential Assessment Ratio, Tax Rate, or 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.

- 1st Step in the Appeal Process - Contact the Jackson County Assessment Department (816-881-4661) and ask for "A Review of Your Assessment" to schedule an informal hearing. You may be asked to fill out a form, and at a specific date you will meet with the Assessor to have your property reappraised and to discuss how the assessment was done. If you are not satisfied you may then schedule an appeal with the Board of Equalization (BOE).
- 2nd Step - Appeal to the Board of Equalization (816-881-3309). Timing for the appeal is from 5/1/04 - 6/21/04. They will ask you to fill out a form to schedule a hearing for July. If you are not satisfied with the BOE hearing, you may then schedule an appeal with the State Tax Commission.
- 3rd Step - Appeal to the State Tax Commission of Missouri. The BOE will inform you of how to proceed with the State Tax Commission, and the appeal to the State Tax Commission needs to be within 30 days after your BOE Hearing.

(Sources: Jackson County Assessment Department. Internet Sites)

WEB SITES for more information on Property Taxes

<http://dor.mo.gov/stc/proptax.pdf>
<http://dor.mo.gov/stc/property%20tax%20in%20missouri.htm>
www.jacksongov.org/tax/choice.asp
www.dor.state.mo.us/stc/filing%20an%20appeal.htm
http://dor.mo.gov/stc/instructions_for_real_property_c.htm

Building Codes

Dear Penny: What are the building codes governing how close a neighbor can build to my property? Who would I contact to confirm if there has been any code violation? Is there any process to enforce codes?

A: Go to the Department of Codes Administration (DCA) site: www.kcmo.org/codes. An informative in-depth site, but you will need to work your way through a lot of links. A suggested first step is to contact the Customer Service Branch of the Business Services Division (816-513-1500 Option #2 or Option #3, either will work). They are very helpful, and when you talk with Customer Service they will direct you to the right person who will probably be someone on duty in the Inspections Division, or the Investigations Division. They should listen to your problem and determine next steps in terms of getting an Investigator out to determine if there is a code violation, and then follow-up procedures.

The DCA is the source to go to if you suspect a Code Violation concerning:

- Building, Rehabilitation, Zoning, Fences/Walls, Floodplains, Parking, Trailers, Aviation

If you have a concern with Maintenance Codes, then the source to go to is The Neighborhood Preservation Division (NPD), and their number is 816-513-9000. The NPD is the place to call if you have Maintenance or Nuisance Issues, like:

- Trash, Tree Limbs, Disabled/Improperly Parked Vehicles, Open Storage, Weeds, Odors, Animal Carcasses

(Sources: Department of Codes Administration. The Neighborhood Preservation Division. Internet Sites)

How about you?

We often put a membership application form here. Not this issue, there was too much to print and we ran out of room. But if you haven't joined the WPNA, we'd like to invite you. How about coming to the picnic, meeting some of the members and getting an application? Annual dues are just \$12 for a whole family, only \$7 for seniors. We have lots of opportunities to have fun while contributing to the betterment of the neighborhood where you live.