

# Gramercy Place

Condo Association

Office Hours M-F 9am - 4pm

Office 913.438.1370

Emergency Pager 913.403.2360

gramercy@signaturepropmgt.com

Property Manager DeAnna Jarvis

January 2012

Newsletter

## 2012 HOA ELECTIONS

Gramercy Place has seven terms that will be expiring on January 26, 2012. The election ballots are being sent out this week. If you do not plan to attend the meeting and wish to vote by Absentee ballot, then please complete the Absentee ballot form and return to the office no later than Monday January 23, 2012.

With seven board positions open, each owner has seven votes that he or she may cast.

You may be asking yourself what you need to do. It's pretty easy:

- If you plan to attend and cast your votes at the Annual Meeting you do NOT need to return any of these forms to the office. Just attend the meeting and you will receive a ballot to place your vote at the meeting.
- If you are unable to attend the Annual Meeting, you may cast your seven votes by using the Absentee Ballot that is attached. The instructions for how you can cast your votes are outlined on the face of the Absentee Ballot and after you complete it, just send it back to the office.
- If you are unable to attend the Annual Meeting and do not want to cast an Absentee Ballot, you may want to appoint another person to vote for you. If you don't want to vote for candidates yourself and prefer to have another person vote for you at the Annual Meeting, just use the Official Proxy Authorization form, and after you complete it, just send it back to the office.

That's all there is to it. If you are NOT attending the meeting please have your absentee ballot OR proxy authorization form to the property Manager by Monday January 23rd 2012.

Finally, please feel free to call the office if you have any questions.

The Annual Meeting will be January 26th at 7pm.



Next Board Meeting  
January 18th at 6:30pm  
Refreshments provided

### Board of Directors

President	Caleb LaRue
Treasurer	Debbie Rouse
Secretary	Burke Peltier
Members at Large	JoEllen Louis
	Justin Leflar
	Robert Albert

# MAKE A CHANGE



Recycle your glass! Its a great way to protect the environment, support area businesses and even make homes more energy efficient! Boulevard Brewing with the support of local companies and community organizations have created a solution to the 150 million pounds of perfectly good glass thrown away every year in the Kansas City area.

## Why recycle glass?

- Container glass is 100% recyclable, can be recycled endlessly, and is a primary ingredient in fiberglass insulation and new glass containers.
- Using recycled glass produces 20% less air pollution and 50% less water pollution than creating new glass (or fiberglass) from raw materials.
- Every ton of glass that's recycled results in ore than one ton of raw materials saved. That's 1300 lbs. of sand, 410 lbs. of soda ash, 380 lbs. of limestone, and 150 lbs. of feldspar.
- Recycling just one glass bottle saves enough electricity to light a 100 watt bulb for four hours
- A six-pack of recycled beer bottles produces enough fiberglass insulation to fill a standard wall cavity
- Glass is not collected in most area curb side recycling programs. When mixed with other recyclables, broken glass degrades and contaminates those materials, causing them to be "downcycled" into a lower quality of products.

**glass recycling  
is taking off in KC**



You can find a big purple ripple glass bin at :

MDL Wine & Spirits  
8850 W. 95th St  
(95th & Antioch)

&

Whole Foods  
7401 W. 91st St  
Overland Park, Ks

[www.rippleglass.com](http://www.rippleglass.com)

816-221-4527



# REMINDERS

## FIREPLACE & CHIMNEY

With the cold weather here many residents have plans to use their fireplaces to keep warm. Residents have voiced a concern about the safety issues that come with using a fireplace.

Please be aware that it is very dangerous to burn wood in a gas burning fireplace. The firebox and chimney system used on gas fireplaces are very different; these systems can't withstand the temperatures produced by burning wood. The vent systems are quite different - gas exhaust consist mainly of moisture and fumes, where burning wood produces flammable and corrosive residues and a much higher temperature that gas vents cannot withstand.

Burning wood in a fireplace and vent system designed only for gas can result in a house fire and/or an explosion.

If you are unsure please have your fireplace inspected by a profession who can tell you what type of fireplace you own and if it is in safe working order. It is recommended that you have your fireplace inspected and cleaned if needed on a yearly basis.

Firewood is not to be stored on balconies and if found on the balconies at any time a fine can be given. It is against the Rules & Regulations and is a fire hazard.

## ICE MELT BUCKETS

Buckets containing ice melt are currently being placed inside the entry ways of stacked units. Maintenance will continue to provide the service of putting out ice melt when needed. Please use the melt in the evenings or over weekends if needed. The buckets will be removed at the end of winter. If you notice that they need refilled please let management know.

## MAILBOX COURTESY

As a courtesy to your neighbors and your community management is asking that you please dispose of any mail that you do not want. The trays that are located below the mailboxes are NOT trash cans.

Management has addressed this issue with individual owners and after several conversations it has been discovered that many residents believe the tray under the mailboxes are for junk mail and unwanted advertisements.

Please be aware that it is management that is collecting all of the unwanted mail and disposing of it. This is not a good use of the your HOA dues. It is your responsibility to dispose of your "junk mail".

It would be greatly appreciated if everyone could assist in this issue. We thank you in advance for your help.

## TRASH DUMPSTERS

As a reminder if the dumpster close to you is full, please do not pile trash on top of it. All of the dumpsters are located within a reasonable walking distance from each other. Deffenbaugh charges extra if the bins are so full that the trash person can not roll them out without trash falling on the ground. Maintenance spends several hours a week cleaning behind dumpsters, this takes from more important projects and use of your HOA dues.

As a reminder if you have large items that do not fit in the dumpsters, do not just leave them on the ground next to the dumpsters. If your units are rented please explain this to your renters. There have been several incidents recently, that have resulted in owners being billed for a large item pickup.

If you need to dispose of large items call the office and we can schedule a pick up for you! This will save time of management tracking down who disposed of the items. As always if you see people who are not residents dumping trash, please try to get vehicle information.

# YOUR DOLLARS AT WORK

## Completed:

- Two new fences installed
- Perry lane light project
- Asphalt & concrete bids
- Foundation Repair at 9616 Perry Ln
- Halls cleaned
- Main drain plumbing cleared in four buildings
- Brick wall repaired at 10204T
- Scope of plumbing lines at 10100S & 10104S
- Warranty work for 10104S foundation
- Candidate Nominees for HOA

## In Progress:

- Voting for Resolution of Signage & Rental Ballot
- Large foundation repair at 10100 W. 96th St.
- Inspection of several new foundation issues
- Ballots for 2012 board election
- Owner information updates
- Removal of non working lights under carports
- Handrail repairs in several locations

## Top Four Expenses for Gramercy Place - Dec. 2011

- Water & Sewer Common Areas \$4,404.79
- Canyon Creek Fall Clean-up & fertilization \$1,860.00
- Electric Common Area \$1,680.54
- Plumbing repairs and scope \$1,578.17

Avoid late fees and pay your homeowners dues at:

[www.smartstreet.com](http://www.smartstreet.com)

Please remember if you are mailing your payment you need to mail it 2 weeks early to allow processing or sign up for automatic withdrawal.

Please call the office if you need a form!

