

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

November 2011



Newsletter

10106 W. 96TH TERR.



Signature Property Management and the Gramercy Place Condo Association are very proud of the updates at 10106 W. 96th Terr. Please go by and see your money at work.

The condo association is currently working on determining the best way to proceed with building updates for the property. They are meeting with contractors to get bids and discussing financing for the project.

It is still yet to be determined if it will be better or even possible to complete the entire project at once or to do one building at a time as originally planned. Your thoughts and questions are always welcome.



VOTE VOTE

Please vote on the two current ballots. In order to pass or not pass these ballots we must have 67% for or against the proposed ballot. We currently have two pending ballots.

- Resolution of Signage - 34.74%
- Rental Ballot - 11.03%

The ballots will be sent out again to the people that have not voted. Residents will be contacted personally in the near future to try and get these ballots turned back in. If you would like to volunteer your time to help with this cause please contact the office.

If you need a new copy let the office know and we would be glad to assist you.

NEXT BOARD MEETING

November 16, 2011 6:30PM

(refreshments & snacks provided)

Board of Directors

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

Get involved

Comforting
KANSAS CITY



ANNUAL COAT & BLANKET DRIVE
Saturday, November 5th 9am-3pm
donate your new & gently used blankets & coats

visit WWW.PROJECTWARMTHKC.COM

12 Convenient Locations: Crossroads (Kansas City Star) • Independence Center • KCTV5/KSMO
• Legends Outlets Kansas City • Metcalf South • Metro Nall Mall • Oak Park Mall • Red-X Riverside •
Summit Fair Shopping Center • Town Center Plaza • Ward Parkway Shopping Center • Zona Rosa

OPERATION STOCK THE SHELVES
THURSDAY, November 17th 6am-3pm

DONATE A CAN OF FOOD AND RECEIVE
A FREE CUP OF COFFEE OR A SODA



Panera Bread will be collecting canned food to donate to The Salvation Army. The event will be at all 23 Panera Bread locations in the Kansas City area, Topeka, Wichita, Lawrence and St. Joseph.
www.panera-kansas.com

Reminders

AFTER HOURS EMERGENCY PAGER

If you have an AFTER HOURS EMERGENCY PLEASE CALL THE PAGER AT 913-403-2360 Leave a detailed message and someone will call you back.

WHAT IS AN EMERGENCY?

FIRES

If there is a fire at Gramercy Place CALL 911 and then call the emergency pager so that management will be aware of the situation.

PLUMBING

If the main common drain is backing up inside your unit after hours please call the pager, leave a detailed message and a plumber will be sent to resolve the issue.

FLOODS

If your unit is flooding contact the emergency pager. Please let your neighbor know if the water is coming from some place outside the unit, and attempt to shut the water off at the shut off valve. If maintenance employees respond to flood inside a unit this does not always mean that Gramercy Place is liable for repair costs.

UNIT KEYS

Please remember that you are required to supply a key to your residence to the homeowner's association. It is very important that there is access to your unit in case of an emergency repairs. If you have changed your locks please provide a key to the office. Unit are not be entered without prior notification, and the keys are locked in a secure location.

UNIT MODIFICATION REQUEST FORMS

All residents of Gramercy Place are required to complete a Unit Modification Request before making any changes to your home. Modification requests need to be turned in with proof of insurance for the company that will be completing the work.

All requests will be reviewed by the board and voted on as quickly as possible.

Failing to complete the required paperwork can and will result in a fine. Any work completed without approval of the board can be denied.

The forms are in the office and can be mailed to you or left at your door. Please call if you have any questions.

Pet of the Month



Breed: English Bulldog
Age: 5 1/2

Lolla's hobbies include: Monitoring activities of the neighbors while sunbathing on her balcony, going on car rides & playing tug of war! Lolla was selected by Hallmark as the 2007 dog for the Puppy Love Ornament Collection!

YOUR DOLLARS AT WORK

Completed:

- Roof repair at 9622 Perry Lane
- Doggie station relocated
- Repairs to exterior of 9624 Perry
- OSHA compliance for maintenance garages
- Fire alarms inspected in every building
- Main drain plumbing repair in two buildings

In Progress:

- Four patio fence replacements
- One concrete patio replacement
- Voting for resolution of signage & rental agreement
- Large foundation repair at 10100 W. 96th St.
- Doors repaired and repainted
- Owner information updates
- Bids and information for property update
- Removal of non working lights under carports

Top Four Expenses for Gramercy Place

- Insurance for Gramercy Place \$8,812.00
- Utility - Water & Sewer Common Area \$4,588.49
- Utility Electric Common Area \$1,664.14
- Trash & Recycle Common Area \$1,236.81

Avoid late fees and pay your homeowners dues at:
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!