

Gramercy Place

Condo Association

Office Hours M-F 9am - 4pm

Office 913.438.1370

Emergency Pager 913.403.2360

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Property Manager DeAnna Jarvis

October 2011

Newsletter

1ST ANNUAL COMMUNITY GARAGE SALE SATURDAY 8AM-12PM OCTOBER 8, 2011

Please join your neighbors for a Community Garage Sale in the East Perry Lane parking lot. You will need to provide your own table to set up your area and it is each residents responsibility to get sale items to the sale location.



An ad will be placed on Craigslist and signs will be put at the major intersections near the property to let people know about the sale.

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.

PLEASE WELCOME GLENN TO GRAMERCY PLACE!

Signature Property Management has hired a new maintenance person. Glenn's first official day will be on October 3rd.

Please introduce yourself to Glenn and make him feel welcome while he becomes familiar with the property. It will take a little time to adjust and learn the best way to get the many tasks completed. We believe that Glenn's knowledge, skills and enthusiasm will be a great asset to Gramercy Place.

We thank you for your patience during the search for the best fit for your community.

Please continue to call the office with all of your maintenance requests and questions.

NEXT BOARD MEETING

October 19th, 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

THE RESTORE HABITAT for HUMANITY

9850 W. 87th St. Overland Park, KS 913.648.6001
www.heartlandhabitat.org/restore

The Habitat for Humanity ReStore is a public retail outlet that sells quality new and used building materials and appliances that is 20% to 80% off retail cost. All items are donations made by the public, including fixtures, furniture, appliances and construction materials. The net income received helps fund the construction of additional Heartland Habitat homes.

The ReStore is currently looking for :

- Wood and Lumber
- New and gently used carpeting
- Tile
- Appliances in working condition
- Furniture

The ReStore also accepts:

Doors • Shower Doors • Electronics (TV's and convertor boxes are (No other electronics) • Furniture (in good condition) • Light Fixtures (bulbs removed) • Ceiling Fans (clean, blades removed and attached screws placed back in motor mount) • Lumber (all nails, brads and screws removed) • Paint (Full cans only) • Tools (good working condition) • Toilet/Sinks (bathrooms) (must be in clean condition) • Cabinets • Household Accessories (lamps, artwork and decorative elements) • Blinds (wood and shades only)

For a more detailed list please contact the store directly.

remodel • recycle • reuse

The ReStore does not accept:

Aluminum Siding Glass Patio Doors • Automotive Supply and Accessories • Linens, clothing, stuffed animals, children's toys • Opened or Partially used cans of paint • Paint with rust on cans • Paint older than three years • Office particians cubicles • Public bathroom dividers • Commercial Toilets • Kitchen ware • Single pane windows • Mattresses/Boxed springs • Baby cribs, changing tables, strollers

Donations can be dropped off or you can schedule a pick up by calling
913.595.6597/913.648.6001



Reminders

HAVE YOUR CHIMNEY CLEANED & INSPECTED PREVENT HAZARDOUS CHIMNEY FIRES!

Layers of soot and creosote put you at risk for a chimney fire. They also constrict the chimney's area, making it more difficult for the air flow to set up properly. Even half an inch of build up can restrict the air flow by 15 to 30%. a professional chimney sweep can fix this and can also install a chimney cap to prevent birds from nesting on the top.

Here is a list of local Chimney Sweep Companies

A Grate Chimney Sweep - 913.262.0800 www.agratechimneysweep.com

Full Service Chimney - 913.642.6171 www.fullservicechimney.com

The Artful Duster. - 913-649-1999 www.artfulduster.com

Please remember that you have gas burning fireplaces and you can not burn wood in them!

TAKE A MOMENT and 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 Signage Ballot has been out for eight months and we do not have enough votes yet to resolve the issue. A new revised Rental Ballot was sent out this week.

Please vote and return your ballots on these issues. It is your homeowner's dues that are being used to make numerous copies of these ballots. Get involved and save your dues for other areas in the community.

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

IS YOUR CONDO RENTED?

This is a reminder that if you have a condo that you rent, you must send a copy of the tenants information and current lease to the office. It is very important that we know who is living on the property.

Please remind your tenants that they are to communicate any problems or issues they are having with you the landlord. At the current time the office and homeowner's association is here for homeowners only.

While there are units that are allowed to rent please remember that the Rules & Regulations does not allow rentals on the property in general. It is very important that if you want rentals or do not want rentals that you vote on the Rental Ballot.

YOUR DOLLARS AT WORK

Completed:

- Building rehab 10106 W. 96th Terr.
- Winterization of pool
- Revision of Rental Ballot
- Late summer fertilizer and shrub trimming for entire property
- Interviewed and hired new maintenance employee
- Inspection/repair of lights on entire property
- Landscaping replaced at 10252 W. 96th Street

In Progress:

- Four patio fence replacements
- One concrete patio replacement
- Voting for resolution of signage & rental agreement
- Two foundation repair bids
- Doors repaired and repainted
- Owner information updates

Top Four Expenses for Gramercy Place

- Building Rehab 10106 W. 96th Terr. \$24,520.00
- Utility- water- Common Area \$2,324.00
- Grounds Maintenance & landscaping \$2,045.00
- Utility - Electric - Common \$1,916.16

Avoid late fees and pay your homeowners dues at:

www.smartstreet.com

or sign up for automatic withdrawal

Please call the office if you need a form!