

Homes Association THE POINTE BRIDGE POINTE

Ray Home Hosts TGIF November 10

Vicki and Danny Ray (816-582-5418) will host the next TGIF Social Hour at 8325 N. Highland, on Friday, November 10, at 5:30pm.

On December 8, **Doris and Jerry Crews** will host at their home, 1814 NE 82nd Place.



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BridgePointe
Homes Association
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*"To have good neighbors,
be a good neighbor . . ."*

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All Aboard . . .

Photo by Kristy Cofer

Kids of all ages took a hayride at the family fall party on October 28. The first annual event also featured a costume parade, s'mores around a fire,

pumpkin painting, chili, hot dogs and snacks at the swimming pool parking lot. Thank **Laura Crawford** for organizing help from lots of parents.

Final Edition . . .

Printed Newsletter Takes Retirement

Details inside, page 2.

8% Increase . . .

Annual Dues Rise from \$370 to \$400

As part of a five-year plan to be sure enough cash is banked for large expenses, annual dues increased to \$400 from \$370. By-laws allow the Board of Directors to increase up to 15% per year, which is what happened last year. But the Board decided at its October 1 meeting on the more

modest increase. If dues tracked inflation since 1986, when the Association began, they would be more than \$422.

Invoices go to all homes. The plan, adopted last year, estimates when expensive repairs and replacements will be needed in coming years, and the costs, and how to pay for them.

Say “Hi” to New Neighbors

Five homes changed hands in recent months bringing an assortment of interesting people to the neighborhood.

Kayla and Jorge De La Paz, and their children **Madison, Macie and Josiah**, now live in what was the **Stompoly** home at 1609 NE 83rd Terr. Reach them at 816-383-2488, and Kayla_delapaz@att.net. **Kayla** is a bank manager. **Jorge** is an HVAC technician.

Sisters **Anna Mayberry** and **Rosemary Mayberry** live with **Olivia** at 8328 N. Flora. Reach them at 816-506-4491, anna.mayberry@sbcglobal.net. **DeVaul-Fetters** had lived there. **Anna** works at Cerner.

Terry and Laura Johnson sold their home at 1911 NE 82nd Ter. to **John and Jennifer (“Jay”) Rosenbaum**. Their kids are **Izzy, John Riley and Joseph**. **John** is a compute architect. **Jay** is a home-school teacher. Contact

them at 816-786-2017, rosenbaum-jay@yahoo.com.

Shane and Crystal Busch live at 8302 N. Highland, where **Brian and Terri Scheetz** had been. **Shane** does mechanical design work. **Crystal** is a teacher at Platte County High School. Reach the **Busch’s** at 816-560-5059, SABUSCH2012@gmail.com

Denny Kolvek and Tammy

Hedge brought **Austin, Blake and Bridget** to the former Gutierrez home at 1804 NE 83rd St. Contact information is djkolvek@yahoo.com and 816-886-8628. **Denny** works at Dairy Farmers of America now, but retired as a professional wrestler known as **Schmack Daddy** — a five-time world champion and former tag champ with **Superfly Snuka**.



Schmack Daddy



Denny Kolvek

Faster, Cheaper, More Complete . . .

Paper Newsletter Gives Way to Electronic Age

Staying on top of neighborhood news soon will be as easy as checking your e-mail.

Using e-mail addresses for all neighbors, information can be shared quickly - swifter than a paper newsletter can be prepared and circulated, and with far more detail.

Of course, that means everyone should provide contact information to avoid being left out. You can be sure by sending your e-mail address and

telephone number to **Kristy Cofer** at:

kristycofer78@gmail.com.

Your contact data will be kept confidential.

E-mail messages can link to the growing website, www.bridgepointekcmo.com, which has a calendar that can be updated fast. It also has lots of videos, photographs, old newsletters and oodles of reference information.

A bi-monthly digital news-

letter will report the latest developments, and neighbors will be alerted to it by e-mail.

The Pointe, in its present format, was published four to seven times annually, starting in June 2005. Current cost is \$80 per issue. It was circulated to all 201 households by block captains.

Northland Neighborhoods, Inc. issued its “Best Newsletter” award for five years. **The Pointe** won four times.

Taking Care of Business . . .

Repair, Replace, Install

So many projects have finished in the last two years — some that you haven't even seen yet — that it's hard to squeeze them into a single page. But let's try.

Here is list of repairs and improvements since 2016, and the related costs.

Install pool security system with key-fob entry, video surveillance and LED lighting. (Spring 2016 – \$5,267.31, lighting-\$592.70)

Repair leaking sinks, non-working water fountain and urinal, push-button shower. (Fall 2016-\$840)

Install two new toilets. (Fall 2017-\$516)

Move toward more automatic functions at the pool to reduce costs (including internet set-up): New atomic timer to control LED security lighting and automatic lighting in the restrooms (2016- \$1,063.32)

Install Wi-Fi which is available to all neighbors who visit the pool area, and which provides remote access to the key-fob database and to surveillance video feeds. (2016-\$306.66)

Install new signs for pool area, including a new sign with pool rules (2017-\$344.05)

Buy 24 new pool dining chairs (2017-\$3,302.07)

Buy 14 matching market umbrellas and two roll shades to provide shade at the pool. (2016 and 2017-\$392.71)

Detect and treat termite infestation. (2017-\$400)

Obtain two new rolling trash cans with lids to make collecting trash easier and to keep animals out. (2017-\$168.59)

Paint both restrooms and entry stairs with volunteer labor. (2016-\$449.43)

Resurface pool using a high-quality epoxy paint; repair blue tiles around the top of the pool. (Fall 2016-\$8,222)

Repair several leaks in pool after yearly detection test. (Fall 2016-cost included in painting charge)

Repair cracks in pool skimmers. (Fall 2016-\$240)

Install new automatic LED lighting at the 83rd Street entrance; repaint metal pillars. (2017-\$600)

Remove dead trees from the common ground and plant new landscaping. (2017-\$220 for tree removal; landscaping labor donated by Illusion)

Install new handrails for pool (Fall 2016-\$1,468.66)

Install canopy (2017-\$129.71)

Replace water heater and repair plumbing. (2017-\$775) Whew!

Total cost: \$29,298.21.

The huge cost for basic maintenance underscores the need for building a reserve fund to cover the cost of large projects, such as replacing the pool, the deck, the retaining wall, and other high-dollar expenses.

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New Website: Get What You Want, When You Want It

Stay informed by visiting www.bridgepointekcmo.com.

You can find calendars and news about current events, and lots of reference: Covenants, by-laws, minutes, financials, and 12 years' worth of photos and newsletters. For privacy, some features require a password, available from **Kristy Cofer**, kristycofer78@gmail.com.

New Entry System Yields Key Swimming Pool Data

How important is the swimming pool to the neighborhood? Now you can count the ways.

In its second year, the card-entry system records when the key fob for each household is used to open a gate lock. So, the data shows in detail how much the pool is being used, by whom, and when.

For instance, pool users came from 107 (53%) households. On average, there were nine visits per household, and 35 households made nine or more visits to the pool.

Saturdays and Sundays were the biggest days to visit the pool; 40% of visits happen on the weekend. In 2017, the two most popular days were Thursday, July 6, and Sunday, July 9, with 101 visits.

Continuing to monitor the data may help determine some better times to service the pool during the summer.

The information also demonstrates the importance of maintaining the pool well for the benefit of all neighbors.



Spooky!

Photo by Bob Hiatt

Little raptor **Leo Fantozzi**, grandson of **Bob and Susan Hiatt**, joined **Abri, Russ, Samantha and Olivia Os-**

wald, who went all out on Halloween with music, a grave yard and a light show at 1705 NE 82nd Ter.



Danny Ray tends to the bratwurst at the seventh annual Oktoberfest on October 22 at the swimming pool parking lot. **Randy McManus** and

Gideon Godsey remain nearby to do a quality check. Dozens of neighbors enjoyed perfect weather to sample German cuisine.

Projects for 2018

The skimmer at the southeast corner of the swimming pool must be replaced, an unscheduled repair costing \$1,600.00.

Every two years the sand and filter must be replaced, and 2018 is the year to do that, at a cost of \$620.

The coping tiles (large tile surrounding the pool) are allowing for water to leak from the pool. They will be replaced with Travertine tile and a strong caulking. Cost is \$9,100.

The pool cover has dry rot and the UV protection is failing. Replacement, also unscheduled, will cost \$3,000.