Homes Association

THE POINTE

BRIDGEPOINTE

Linda Spotts Michael Hosts TGIF June 10

Linda Spotts Michael (436-0339) will host the next TGIF Social Hour at 8224 N. Michigan Ct. on Friday, June 10, at 5:30pm.

Since June 2005, grown-ups have met monthly with snacks and beverages at dozens of different homes.

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"To have good neighbors, be a good neighbor . . ."

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Making music . . .

BridgePointe pharmacists **Joanne Langley** (far left) and **Steve Langley** (far right) joined conga player **Jim Pfeffer** and bassist **Rich Thomas** to play tunes by the Beatles, Eagles, and others for about 25 neighbors outside the **Langley** home for several hours on April 24. The band, called "Salvage Operation," was practicing for its engagements at wineries in Glasgow on May 7 and October 8, and in Sugar Creek on June 17.

You be the judge . . .

7th BBQ Showdown: May 21

BridgePointe will be the best-smelling neighborhood in the Northland on Saturday, May 21.

Any neighbor who wants to show off cooking skills, or just sample the results, can join the fun.

Cooks will receive ribs and chicken to prepare in the pool parking lot.

Cooking starts at noon, dining at 5pm. Diners can bring a side dish to share, and then decide which neighbor is the best cook.

Contact **Larry Cockerel** (lrc2054@sbcglobal.net, 436-2846) for information or to help — or to order some of his renowned BBQ catering service.

BridgePointeKCMO.com . . .

Spiffy Website Goes On-Line

If you haven't seen the Association's new website, www.BridgePointeKCMO.com prepare to be amazed.

Start with the swooping bird's-eye view of the whole neighborhood, shot from a drone!

Then catch up on the latest news and photos, read thoughtful discussions about pending issues, refer to the calendar, and check the meeting minutes, and the covenants and restrictions, and see years' worth of newsletters.

Videotaped interviews with neighbors provide lots of information that long-time residents and newbies alike can learn.

Neighbor **Pat Rainey** worked with a website developer to create a sleek, functional site to promote better communication for the neighborhood, and offer an inviting look for prospective neighbors who want to learn more about BridgePointe.

Set-up cost was $750. Developer support and updates will cost $35 monthly .

New content can be added constantly, while other materials can remain for reference.

For several years, realtor and neighbor **Curtis Stock** permitted the Association to post information free on his business site, called www.kcbridgepointe.com, which still is in service, but the capability is limited.

Hall of Fame Taps Coach Jerry Crews

Jerry Crews will be inducted into the Greater Kansas City Football Coaches Association Hall of Fame on June 16.

He was the Missouri Class 4 football Coach of the Year in 1975, during his 1971-85 term at Oak Park High School, then Athletic Director of the Year in 1995, during his 1985-1998 service at Oak Park, which capped 33 years in the North Kansas City School District.

Never completely retired, he has coached high school track between golf outings.

Five-year plan . . .

Board Invites Comments on Proposal

The Board of Directors wants to hear from neighbors about a five-year plan which was proposed on April 19 by a five-man committee.

The group spent months gathering information, discussing, analyzing, estimating and projecting before writing its proposal.

They started with the obvious fact that furniture, equipment and fixtures will break or wear out, and that repairing or replacing will cost money — some now, more later.

The detailed plan traces BridgePointe's financial history, identifies what must be done now, and estimates a timeline for the sequence of repairs and replacements

The proposal notes that more money must be reserved to pay for now-foreseeable needs, and recommends increasing dues 15% annually to catch up.

Then, necessary repairs and replacements can occur as they are affordable, and reserves will accumulate to pay for big expenses — such as rock wall replacement and major pool repairs — in a few years.

George Roberts, Brian McCrary, Dave Mecklenburg, Mike Power and **Pat Rainey** are on the committee.

The entire proposal can be found at the new website, www.BridgePointeKCMO.com.

After reviewing neighbors' comments, the Board will decide what plans to adopt.

BridgePointe Homes Association

2016 Q1 PROFIT AND LOSS REPORT

January - March, 2016

	Total
INCOME	
Income	
Homeowner's Dues	64,400.00
Interest Income	37.28
Late Fees	69.17
Total Income	**64,506.45**
Total Income	**$64,506.45**
GROSS PROFIT	**$64,506.45**
EXPENSES	
Activities	
Dumpster Day	60.00
Easter Egg Hunt	54.19
New Neighbor Gifts	149.42
Newsletter	80.04
Total Activities	**343.65**
Landscape	
Maintenance	771.30
Projects	477.56
Total Landscape	**1,248.86**
Miscellaneous	66.92
Office Supplies	57.56
Pool	
Maintenance	-36.97
Management	7,000.00
Total Pool	**6,963.03**
Professional Fees	
Accounting	225.00
Total Professional Fees	**225.00**
Utilities	
Electric	245.24
Telephone	164.77
Water	147.12
Total Utilities	**557.13**
Total Expenses	**$9,462.15**
NET OPERATING INCOME	**$55,044.30**
NET INCOME	**$55,044.30**

Electronic Changes Secure Swimming Pool

An electronic gate-control system now is in place at the swimming pool, allowing entry by neighbors during regular hours.

Each household will receive a fob, which will be activated for use by neighbors whose dues are paid. Opening and closing times, and fob usage, will be controlled electronically. Neighbors will pay $25 to replace lost fobs.

The entry system and new LED security lights cost about $5,700, funded by the money saved from changing the pool-management contract to omit lifeguards this year. The electronic access system has the capability for control by an internet connection, if such service becomes available in the pool area.

Such a connection also would enable remote monitoring of security cameras, to permit viewing of recorded and real-time activity, and provide wifi service at the pool.

JDW Electric discounted the cameras, access and lighting to use BridgePointe as a model.

Dan Bourke, of Collier's International; **Scott Slaggie**, Slaggi Architectrs; **Jeff Berg**, Colliers, and **David Horn**, Metro North Crossing LLC, show plans for redeveloping the closed Metro North Mall. More than 40 neighbors attended the April 11 meeting at Clardy School.

Plans Advance for Metro North

Neighbors eager to learn about changes in Metro North Mall heard on April 11 about plans for specialty realtors, junior anchors, restaurants, a hotel, apartments, and possible office space.

Business at the Mall, opened in 1976, shriveled to a close in 2014. Only Macy's remains.

IAS Partners, Ltd., the new property owner, recently revitalized the former Blue Ridge Mall and Antioch Mall sites.

The 90-acre project is forecast to cost $186 million. After partial demolition, an open mall will feature lots of landscaping and areas for events, starting late next year.

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Opening May 28 . . .

Big Changes Greet New Pool Season

Lots of improvements have happened at the swimming pool, but much remains to be done before opening at 10am, May 28. Changing the pool-management contract to omit lifeguards freed $15,000 to spend on urgent upgrades.

Security

A new electronic entry system is in place. (See details on page 3.)

LED lighting has been installed for better night-time safety .

Cameras, monitoring, and video recording also have been improved.

Water Quality

A new pressure-sand filter and pump have been installed for about $3,600. The old, inefficient system could not meet filtration demands, and required too much backwashing, thus wasting water. Cracked skimmers, also wasting water, will be replaced.

Clean-Up

Volunteers will replace doors, power-wash the deck, remove debris, sort closet contents and install signs on May 21 — and then enjoy the meal prepared in the parking lot at the Barbeque Showdon at 5pm.

Contact **Matt Ryan** (401-3995, mnryan014@gmail.com) for info or to help.

And then there were none . . .

The last defiant pine tree dropped in April, a victim of old age and Illusion Landscaping chain saws. A few years ago, at least 20 pine trees swayed on the north side of the pool area, and here on the south side of the pool parking lot. Dying, and a fire hazard, the tree had to be felled.

July 23 Canoe Trip Slots Open For Now

Sandy Nelson (816-808-8345) says a few more neighbors can sign up for a canoe trip on the Current River, July 23-25. Lodging will be in the Steelman Lodge at Montauk State Park, near Salem, MO.

Lodging costs $172 for two nights, canoe rental is not included. A one-night deposit ($86) is due now.

Board of Directors Sets Meeting Dates

To help with scheduling, and to encourage neighbors to attend Board meetings, the following dates are set:

June 5
August 7
November 6
December 4

Meeting places will be decided later. Watch e-mail, Facebook and the website for details about locations.

Honor the Class of '16!

Several, but not all, neighborhood graduates have submitted information with digital photos of graduates' faces to **Ken Nelson** at kennelson@mclaw.com. Space permitting, *The Pointe* will publish accomplishments and honors, post-graduate plans, and parents' names.