

Your Neighborhood News
From the "Neighbors of Winner Road Association"
www.winnerneighbors.org

Issue #8
9/1/08

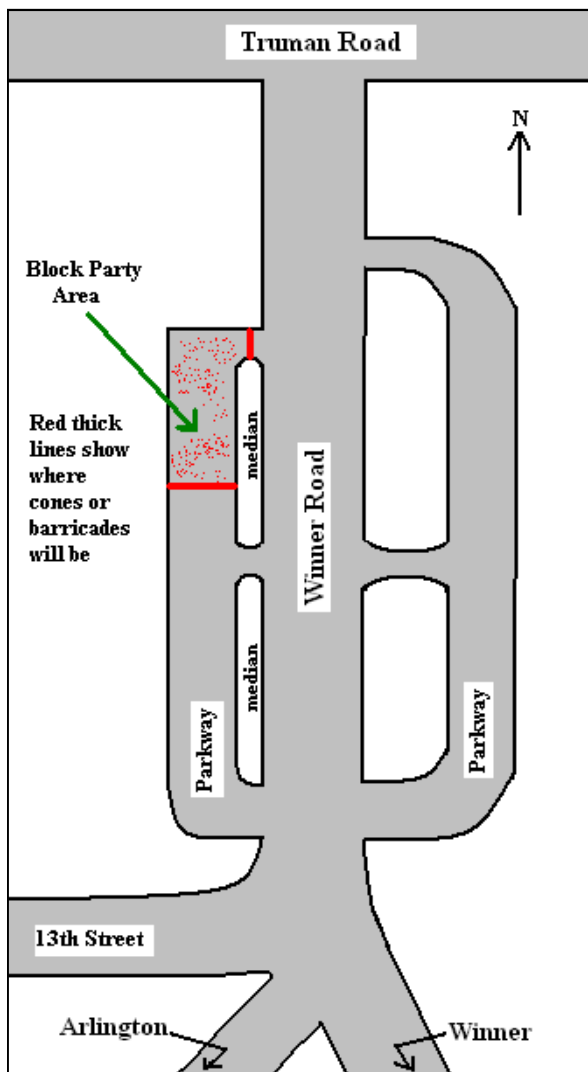
Delivered to over 200 homes by hand!

You're Invited to our

Summer Blowout Block Party !!

When: Saturday,
September 20th, 4-7 PM

Where: The Parkway along the west side of Winner Road
(see map below)



Food: The "Neighbors of Winner Road Association" will be providing hamburgers, hot dogs, buns, and pulled-pork sandwiches!! We'll have napkins, plastic-ware, cups, plates, and ice on-hand.

Entertainment for the kids!: We're arranging with Independence Park & Rec to borrow several games for the kids to play! We're also asking that the City send over either an Ambulance or a Fire Truck for an hour.

Each Family Should Please Bring:

- Chairs
- Drinks
- Families with even-numbered addresses, please bring a salad. Families with odd-numbered addresses, please bring a vegetable side-dish (baked beans, potatoes, etc.)

The picnic will be held in the parkway-area in front of 9725 and 9717 E. Winner.

Donations of money to help us cover costs will be accepted, but are not necessary. But one thing IS necessary...:

Please RSVP / let us know if you plan on attending!! Call David Raasch (461-3563) or send him email (david.raasch@winnerneighbors.org). Please let him know how many people from your family will be attending. We want to be sure we have enough meat.

Yes! it's coming to our Neighborhood!: The 353 Property Tax Abatement Program !!

The City of Independence wants to encourage you (or your landlord) to fix-up or even remodel your home! A program that gives home-owners reduced property taxes for 25 years, as a reward for repairs and improvements, is coming to our neighborhood.

This program was used successfully in the neighborhood where Harry Truman's home is. Plus, it's being used right now in a portion of northwest Independence that lies north of Truman Road.

This redevelopment plan is called the "Fairmount/Carlisle 353 Residential Tax Abatement Program". Its goal is to encourage the revitalization of western Independence!

The idea is that if the City encourages a lot of people in the same neighborhood to fix up their homes and improve their property values...and other neighbors follow... then the value of the entire neighborhood will be slowly increased.



How does it work?

This is a simplified summary: The property owner does repairs and improvements that meet a certain minimum dollar . (This minimum investment amount is calculated based on the current market value of your home. It can be as low as \$5000.) The property owner submits their receipts for these improvements. Following approval, the non-land portion of your property taxes will be reduced....

.... By **100% for the first 10 years** after your project....and then...

.... By **50% for the following 15 years**.

Here are two examples:

Home #1 is taxed at a market value of \$44,000. Its owners are paying about \$600 per year in property taxes. Again, \$100 of that is for the land. The home owners must invest a minimum of \$6000 in repairs and improvements. But their total savings in reduced property taxes would be $(\$500 \times 10 \text{ years}) + (\$250 \times 15 \text{ years}) = \$8750 !$

Home #2 is taxed at a market value of \$65,800....which means its owners are paying around \$900 per year in property taxes. \$100 of that is for the land. The minimum required investment for participation in this program would be \$8900. But the home owners' total savings in reduced property taxes would be $(\$800 \times 10 \text{ years}) + (\$400 \times 15 \text{ years}) = \$14,000 !!$

Although this property tax abatement is intended to help you pay for your project, the potential is there for you to save more money than you spend! (Granted, that savings is spread out over 25 years. And if you sell your house during that time-frame, the remainder of your tax benefits would go to the new owner.)

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The proposed “expansion area” for this project includes our entire neighborhood, plus most (but not all) of Bristol #5 and Proctor Neighborhoods to the east.

There are a lot more details to this project than I have room to include here. But the point I want you to “take home” is that this program will be available to you very soon (by January 1st, 2009, say the key people involved)! So, you need to actively try to get more information about it.

You can get more info by:

Patricia Robinson, Tax Abatement Administrator, 325-7426, perobinson@indepmo.org,

Ms. Robinson will be the guest speaker at our “Neighbors of Winner Road Association” meeting for October! That meeting will be held on Thursday, October 16th, at 7 PM at Sovereign Grace Church, 9901 E. Winner Road. You are invited to attend! Bring your 353-related questions for Ms. Robinson!

Details about the 353 Tax Abatement Program and its expansion into our area are also available on the City’s website: <http://www.ci.independence.mo.us/comdev/TaxAbatement.aspx>



Crime-Watch Update

From Officer Rob Romey of the Independence Police Department

We have very good suspect information on the individuals who have been committing a lot of the vandalism and graffiti in the area.

Van Horn is in session for the year. If kids are out during the day, call us, kids skipping school are already doing something wrong, lets try to stop them before they cause damage!!! This also goes for kids out past curfew. Curfew starts at 10pm Mon-Thurs. and midnight Fri and Sat.

Car larcenies are up all over the city, remember these important rules:

- 1 Lock Your Car
- 2 Roll up your windows
- 3 Place valuables in your trunk if possible
- 4 don't leave valuables in your car overnight, if parked outside
- 5 park in well lit well traveled areas
- 6 don't leave bags in your cars (bad guys do not know what is in them, and will break in to find out)

Remember as fall approaches this is a good time to trim the bushes and shrubs back, so that bad guys have fewer places to hide around your house.

And perhaps the most important tip of all, remember to call the police (9-1-1) if you see something sus-

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picious!!!!

Rob Romey
Independence Police Department
Crime Prevention Officer
10920 E. Winner
325-7643
rrome@indepmo.org

Winner Road Flag Project Update

On July 3rd, we had 60-70 MPH winds, which broke about 20 of our flag-poles. The Englewood Business Association was able to collect all but one pole and flag. They have been in touch with the pole manufacturer, who has agreed to put up a stronger flag pole system (at no extra cost) next year. We will not have to even pay for the one missing flag, as the EBA had ordered a few extra.

As far as the fundraising for the project goes, you may recall that the EBA had requested a \$100 donation in order to “adopt” one flag-and-pole combo. Well, area residents stepped-up and adopted 75 of these!

As far as the Flag Day BBQ fundraiser goes, that basically LOST a small amount of money, which is unfortunate.

The EBA would LIKE to see another 20-30 flags be adopted. They have already paid for all of the flags and poles. So they are therefore still “in the hole” by \$2500. If you would still like to adopt a flag, please send your check or money order to:

Englewood Business Association
c/o Flag Project
10920 E. Winner Road
Independence, MO 64052

People who adopted flags were allowed to designate their flag as being “in honor of” a friend or relative. If you’d like to see photos of these honorees, please stop by Englewood and look at the front window of the COPS shop there. Photos and stories about the honorees are being displayed in the COPS shop window.

Free Home Improvement Workshops Continue!

This past Spring, the City of Independence began sponsoring free home improvement workshops for residents each month.

Good news! The City has scheduled more of these for the rest of the year! Below is the schedule. All of these workshops start at 6 PM on a Wednesday night. All of them will be held at the Fairmount Community Center (608 S. Ash. 254-8334).

- September 17th — 353 Tax Abatement and Financial Incentives

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- October 15th — Identifying Historic Architectural Features
- November 19th — Dealing with Asbestos and Lead Abatement Issues
- December 11th — Codes / Fire Safety during the Holidays

Steve the Postman is Retiring!

I doubt that our ENTIRE neighborhood is served by just one mailman. But as far as we know, at least the northern half of our neighborhood is served by “Steve”.

Steve is a truly wonderful guy! He has been known to bring your newspaper from wherever-the-delivery-person-threw-it up to your porch. Neighbors say he’s given their children candy when he sees them. He drops you a note when there’s a package left on your porch. Steve goes “the extra mile” of being nice in an age when we’ve gotten used to being treated lousy by a lot of service people.

Steve is retiring this year! His last day to deliver the mail will be the day before Thanksgiving, Wednesday, November 26th.

We would like to show Steve just how much we appreciate him and all that he’s done for us over the years.

We will be taking up a collection of money, in order to get Steve a nice retirement gift. (The gift will probably be a gift certificate to a nice restaurant.) This collection will be taken at our October meeting, which will be held on Thursday, October 16th, at 7 PM. That gives families plenty of time to budget the cash and will still give us a month to actually go out and purchase the gift certificate.

So, please consider chipping-in a couple bucks to get the smiling man who has delivered your mail through rain and snow a nice “thank you” gift!

Join the Neighborhood Watch!

It’s true that the “Neighbors of Winner Road Association” started as a Crime Watch organization. But soon we started trying to actively solve some of the problems we were seeing in our neighborhood, such as the lack of a sidewalk along Winner Road.

After the completion of our sidewalk and median project, we joined with other local groups to petition for the school district boundary change....while still working on problems near our homes, such as litter control and graffiti issues.

If you like a lot of this progress you are seeing in the area, we ask that you join us, even if it’s in a small way. Come to the Block Party! Attend one of our meetings! Tell us your thoughts and ideas. Even if you can’t come to a lot of the meetings, there are some small, focused ways that folks can help out.

Sometimes, we need somebody to take 15 minutes to clean up some graffiti or to call a city official on the phone and have a conversation. Sometimes, just getting a nice email or card from you can help en-

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courage the group! Even donating us a few dollars can help us do just a little bit more than we could have done without you. (If you're wondering, yes, we can accept checks made out to "Neighbors of Winner Road Association".) Join our "news" email mailing list (instructions are on the back page of this issue)!

Right now, we could use a couple more "Block Captains". What are those? A Block Captain is a key point-of-contact on their particular street....somebody who gets to know their immediate neighbors, so that those neighbors can feel comfortable talking with them about local problems. A Block Captain then helps relay those problems to us. Together, we then work on those problems. A Block Captain would help us communicate back to their neighbors and help keep them informed about what's going on.

If you think you might like to become a Block Captain, please call David Raasch at 461-3563.

Wednesday Night Activities for the Kids

Do the kids need something to do on Wednesday nights?

Maywood Baptist Church hosts their "Powerhouse Kids" program every Wednesday night, starting with a kickoff / open house on Wednesday, September 3rd. The program will run from 6—8 PM every Wednesday. A light snack / dinner will be served.

Maywood Baptist Church is located at 10505 E. Winner Road. Their phone number is (816)254-3344

You don't have to go far to get your GED !!

Yes, Maywood Baptist Church is now going to be a host-site for the Independence School District's GED program. For dates and times, please call the Independence School District at (816) 521-5507.

Other Upcoming Community Events

Thursday, Sept. 18th, 7 PM — Next NWRA Meeting

Thursday, Sept. 18th—Saturday, Sept. 20th — Bristol Neighborhood's Annual Garage Sale, 1710 S. Northern

Saturday, Sept. 20th, 4-7 PM — Our "Summer Blowout" Neighborhood Block Party! See page 1 !!

Thursday, October 9th, 4-7 PM — BBQ Fundraiser for the Englewood COPS shop, hosted by Curt's Market. Dinners will be \$10.

Thursday, Oct. 16th — NWRA Meeting — Collecting \$\$ for gift for Steve the Postman's retirement; Also Guest Speaker Patricia Robinson Q&A about 353 Tax Abatement Program

Saturday, Oct. 25th, 4:30 PM -? — Englewood's annual "Mystic Pumpkin Festival" ! Great fun for the family! Pumpkin Decorating, Costume Contests, Story Telling, Magic, Live Music, Haunted Fire Truck Ride, a performance by the Englewood Players, Games & Food

Suggestion: Might want to detach this last page and attach it to your refrigerator!

“WHO TO CALL FOR WHAT” List

Issue	Who to Call
Yard Maintenance Standards Refuse, Rubbish and Garbage Open-Storage Prohibited Nuisance Vehicles Rats Landlord/Tenant Complaints Conditions of Structures Paint Stagnant Water Buildings deemed Unsafe to Occupy Smoking in Public Places or Places of Employment other than Bars and Restaurants	Health Department/Code Compliance City of Independence 325-7193
Parking on the Grass Recreational Vehicle/Equipment Storage Fencing Regulations Business in Residence Commercial Vehicles/Equipment Screening for Commercial Areas Signs Commercial Dumpsters - Screening/ Location	Community Development/Zoning City of Independence 325-7422
Dangerous Trees Traffic Site Problems Roadway Dumping Sidewalk Problems Drainage/Erosion Problems Septic Tank Problems	Public Works City of Independence 325-7600
Non-Operable Vehicles on Street Graffiti Noise Complaints Drug Activity Complaints Truancy	Police Department - 911
Trash Hauler Complaints Landlord Licensing Business Licensing	Finance Department City of Independence 325-7079
Elderly Person’s Welfare/Safety/ Abuse	Department of Health and Senior Services State of Missouri Hotline: 1-800-392-0210
Child Abuse/Neglect	Division of Family Services State of Missouri Hotline: 1-800-392-3738

ABOUT US

The “**Neighbors of Winner Road Association**” is a voluntary group of your neighbors (homeowners, renters, and people who work in the area)...who are interested in improving life in our neighborhood.

We meet on the third Thursday of each month, at 7 PM, at Sovereign Grace Church, 9901 E. Winner Rd. There is no cost for membership. We do not charge any dues.

We invite you to visit your website at <http://www.winnerneighbors.org>.

This newsletter is currently being published 3 times per year. We might do 4. Maybe.

What exactly is our Neighborhood ? Where are the Boundaries?

Our neighborhood makes up most, but not all, of the “Fairview Heights” neighborhood, as defined by the old “Neighborhood Council” system from the 1980’s. We are bordered by Truman Road on the North and 18th Street on the South. Our western border is Brookside. Our eastern border is the Railroad Bridge on Winner Road, which is the boundary line between us and Bristol #5 neighborhood. A nice map is available on our website, www.winnerneighbors.org. (Sorry, we didn’t have enough space to put a decent-sized map in this issue.)

GOT EMAIL?

You can receive alerts about our upcoming meetings and events by subscribing to our “**NEWS**” **email mailing list**.

To subscribe:

- 1) Go to our website (www.winnerneighbors.org).
- 2) Locate the small subscription form that sits on the left-hand-side of any page on that site.
- 3) Fill out that form and submit it!
- 4) Wait for confirmation email to arrive and then hit “Reply” and “Send”. This confirms your subscription.

CONTACTS

Chairperson (plus Newsletter & Website-related concerns):	David Raasch	9725 E. Winner	461-3563
Treasurer:	Anne Verhulst	9755 E. Winner	337-3298
Block Captain:	Leah Burton	9732 E. Winner	836-4359