

THE BRIDLESPUR NEWS

... the who, what, when, where, why & how of your neighborhood

February 2023, Issue #2



Stay up to date on neighborhood news by joining us on Facebook. Our Bridlespur Facebook group was created for the purpose of providing information exchange and positive connection between members of our neighborhood.

Just copy and paste this link:

<https://www.facebook.com/groups/3348023942083390/?ref=share&mibextid=S66gvF> into your browser and select 'join' and our FB Administrator will verify that you are a Bridlespur homeowner and allow you to join. You can also invite other neighbors to join!

**PLEASE NOTE the new HOA phone number:
816-533-6258**

Did you know that knowing just six neighbors can reduce loneliness? Let's do our part & get out to meet our neighbors!



WHO KNEW?!?!?

Many thanks to Suzi Fichman who emailed me about the year-round farmers market in our own 'backyard'. The 117 Street Farmers Market is hosted every Saturday, year-round, at Red Bridge United Methodist Church at 117th and Holmes, (636 East 117 St.). From Spring through Fall, you will find them set up outside under the rooftop around the back of the church, and then indoors all cozy through the Winter. Per the website and Suzi, "It's been around for 14 years and is a really neat farming cooperative from 2 hours north of us and brings the best of the farm directly to the neighborhood in the way of farm-raised healthy meats, eggs, milk, cheeses, fresh picked product and more. These farmers practice the same methods that their grandparents used". Check them out on Facebook at <https://www.facebook.com/the117stfarmersmarket>.

Hours are Saturdays, 9:30am to noon.

Look for the helpers:

"When I was a boy and I would see scary things in the news, my mother would say to me, "Look for the helpers. You will always find people who are helping" (Fred Rogers)

This month we highlight Robin Zeplin of south KC. Robin has been doing dog & cat adoption out of her home for about 20 years. Robin works 2 jobs in order to help so many animals. She says she didn't pick the pet adoption role; the role (cats, dogs) picked her. In her pet adoption actions, Robin has worked with Heart of America, the Humane Society and Forever Friends before she started her own pet adoption agency called Pink Hearts Animal Rescue. Pink Hearts is licensed with the state of Missouri & fortunate enough to have a veterinarian as a sponsor & also to help with neutering/spaying and such. Robin also gets help through Pet Resources, a local agency, to help save animals & she is building a list of pet foster homes. Through pet adoption, Robin has met so many really good people and feels that animal lovers build relationships. Brenda A. is the friend who nominated Robin and says that "**Robin does not get the recognition she deserves**". If you want to help Robin with her passion by fostering or adopting a dog or cat, or in any other way she needs, you can go online to *Pet Finders*, then select *Missouri Shelters* and you will find Pink Hearts there. As Robin said, "Try to help what's in front of you ... keep a leash in the car, keep a cat carrier in the car and be a foster if you cannot adopt a pet to keep".

THANK YOU SO MUCH, ROBIN ZEPLIN, FOR BEING A HELPER! We see you!

Please email me at bridlespurhomes@gmail.com about the helper in your world so we can highlight them here!

BINGO NIGHT WAS A BLAST! Thank you to everyone who was able to come out to the Elk's Lodge. We even saw a few new faces from the neighborhood AND the school was able to raise over \$200 to help support RBE! Keep a lookout for our next community event !!



We are still looking to fill the Lead Director of Neighborhood Upkeep on the HOA Board. The right person has good interpersonal skills, has a few months, is able to work with the city departments, and coordinate efforts with 2 other directors (snow removal & dumpster days). It's more of a 'desk job' than anything else. We will have a volunteer list from which get helpers for events such as the dumpster days, monument cleaning, etc., and can also pay for maintenance as needed. The board meets the 3rd Tuesday each month. Please consider sharing your time and talents with a great group of people (*the board*) for a great group of people (*the neighbors*). For a copy of the job description, please email us at bridlespurhomes@gmail.com OR DaVonchio Oliver, President, at ddw4k4@gmail.com



Just around the corner ... those snow days! Please be kind to yourself & protect your vehicles by not parking on the street, if possible, especially near the corners, to avoid getting plowed in. If your garage & driveway are full, perhaps you have a kind neighbor who would allow you to park in their driveway. Be prepared & be safe when the snow comes.

A GENTLE REMINDER ... have you paid your HOA dues yet? The \$75 payment is due by February 15 & can be mailed to:
Bridlespur Homes Association
P.O Box 482024
Kansas City, Mo 64148
If you'd rather pay it via PayPal, you can send your payment of \$78 to bridlespurhomes@gmail.com (includes PayPal service fee).
Late payment date has been extended to February 28 due to timeliness of new board transition.

Winter can be a very difficult time for some people, especially once the holidays are over. The solution to the gloom can often be found in community ... what this newsletter is all about! A global study conducted by social media site Nextdoor, in conjunction with Brigham Young University, showed that meaningful connections and small acts of kindness improve wellbeing. If you are feeling lonely, know that you are not alone. Here are some favorite and no cost ways to spread kindness and connect with others:

- Wave hello to neighbors & folks that you pass on the street.
- Post a kind note online.
- Give your full attention to the people with whom you chat.
- Volunteer or spend time at an animal shelter.

February 17 is National Random Act of Kindness Day. Think about how one small thing (to you) can mean the world to someone feeling isolated or lonely. Feel free to email us at bridlespurhomes@gmail.com to let us know what random acts of kindness you performed or saw someone else perform. And let's keep the kindness going through 2023 and beyond!!



LOOKING FOR THREE (3) VOLUNTEERS to act as anonymous judges in 2023 for the Yard of the Month through summer months and to determine the Holiday House in December. If you are interested in these fun volunteer roles, please email us at bridlespurhomes@gmail.com to let us know WHY you would enjoy being a judge and if you've ever been a judge in the past.

UPDATE ON SUN FRESH GROCERY STORE:

The Center Planning and Development Council had their monthly meeting on Tuesday, January 31 at the Trailside Center. It was standing room only for the 5 agenda items and the hot topic of the night was closure of the Sun Fresh Grocery Store at Red Bridge Center. Owen Buckley of Lane4 Commercial Property Management brought a very positive energy and positive message as he spoke about the recent closure. My takeaways from Mr. Buckley's presentation includes:

- Lane 4 feels strongly that a grocery store is the best anchor to a shopping center;
- He & his colleagues strongly believe in the Red Bridge Center & are proud of how the center is growing & that the restaurants at Red Bridge Center are doing very well as are the other tenants;
- They are hoping to add a local sandwich shop to the Center;
- Lane4 is very disappointed that Sun Fresh closed, giving them very short notice;
- Long story short, Lane4 was unable to get a long-term commitment from George Lipari, former owner or from Dave Ball, the most recent owner. As a matter of fact, Ball's had one more year on its lease to pay out. It seems that Sun Fresh did not fit into the Ball grocery store model;
- The conversations that Lane4 was not willing to do renovations is not accurate in that Lane4 would have done significant renovations if Lipari's or Ball's would have signed a long-term lease and done the larger store renovations that had been discussed;
- Mr. Buckley remains optimistic and assured the crowd that he and his colleagues are working very hard to find a long-term grocer tenant and one grocer is touring the empty storefront for the 3rd time;
- Lane4 bought the old Red Bridge Library and the parking lot of the FEMA building so they can make sure that quality of whatever goes in those locations meets their expectations;
- Given time to ask questions and make comments, people overwhelmingly expressed interest in a small grocery store, something like an Aldi, a small Hy-Vee or a small Walmart grocery. However, Mr. Buckley said he does not anticipate any of those grocery chains to go into the space;
- Lane4 believes in the 'neighborhood' and sees the possibilities of supporting a grocery store at the Red Bridge Center. To quote Mr. Buckley, "They (Lane4) are in it for this community ... because the neighborhood cares".
- Lane4 remains willing to do renovations for the right store that signs a long-term lease;
- He likes the idea of a small grocery, something along the lines of the Brookside Market going into the space (imagine our very own Red Bridge Market!);

So, according to Mr. Buckley, we South KC neighbors need to remain patient because leasing opportunities like this one take time. Watch for updates in your newsletter and/or via email.

BRIDLESPUR HOA OBJECTIVES:

- **Maintain high standards & appearance as a residential community.**
- **Create a friendly atmosphere for our families and children.**
- **Enhance property values of our homes.**
- **Provide a secure neighborhood for our members.**
- **Make the area a desirable residential community.**



HOA Calendar of Events:

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|--------------------|--------------------------------|
| February 17 | Random Act of Kindness Day |
| February 21 | HOA Board Meeting |
| March 21 | HOA Board Meeting |
| Spring, TBD | Yard Waste Dumpster |
| April 18 | HOA Board Meeting |
| May 16 | HOA Board Meeting |
| Garage Sales | June 8, 9 & 10 |
| July thru December | HOA Board meetings |
| Fall, TBD | Yard Waste Dumpster |
| November, TBD | HOA Meeting open to homeowners |

2023 Delayed Trash & Recycling schedule:

Presidents Day: Monday, Feb 20:
Memorial Day: Monday, May 29
Juneteenth: Monday, June 19
Independence Day: Tuesday, July 4
Labor Day: Monday, Sept. 4
Thanksgiving Day: NO trash or recycling pick so *Thursday*
trash collection on Friday, Nov. 24
Friday's trash collection Saturday, Nov. 25
Christmas: Monday, Dec. 25
New Year's Day: Monday, Jan. 1, 2024

IMPORTANT CONTACT INFORMATION:

- Bulky Item Pickup: <http://city.kcmo.org/kc/Bulky/>
- Call **311** or **816-513-300** for most concerns. They answer 7am to 7pm, Monday through Friday.
- Or, go to the website: www.kcmo.gov/city-hall/311.
- Everygy (power company): **1-888-471-5275**
- Police, South Patrol Non-Emergency #: **816-234-5111**
- Traffic Complaints: <https://www.kcpd.org/crime/prevention-and-safety-tips/traffic-complaints/>

This news is brought to you by your HOA Board:

| | | |
|----------------------|---------------------------------------|--------------|
| President: | DaVonchio Oliver | 816-304-4594 |
| Vice-President: | Jon Goodwin | 816-942-6659 |
| Secretary: | Marsha McBratney | 402-715-0811 |
| Treasurer: | Micah Fritz | 816-590-0981 |
| Events/Social Media: | Katie Mahoney | 816-206-8758 |
| Neighborhood Upkeep: | John Rudis | 816-305-8993 |
| | Bob Gillespie | 816-943-8081 |
| | <i>Lead Director Role Open</i> | |
| Resources: | Marian McKnight | 816-942-3989 |

Red Bridge Elementary Calendar:

FEBRUARY:

15 Sonic Night, 4-8pm ORDER IN!
17 No School
20 No School – Presidents' Day
25 Pancake Breakfast, Elks Lodge
8am

MARCH:

4 Bingo Night
15 Sonic Night ORDER IN!
23 No School
24 No school
27 Spring Break

CONTACT US AT:

Phone: 816-533-6258

Email: bridlespurhomes@gmail.com

Mail to us at: P.O Box 482024

Kansas City, Mo 64145
