

# Waldo Homes Neighborhood News

Newsletter of the Waldo Homes/Neighborhood Association - September 2007 Issue  
WALDOHOMES.ORG \* PRESIDENT@WALDOHOMES.ORG \* PO Box 8573 Kansas City, MO 64114

## **\*Important Notice\***

Because of the Hazardous Household Waste Event happening at the same time as our meeting, our September meeting is being moved to 1:30 pm on Saturday, September 8th, at the Waldo Library, 201 East 75th Street.

### **BILLBOARD ORDINANCE HEARING**

**WEDNESDAY, SEPTEMBER 5  
1:30 p.m.**

**KCMO PLANNING AND ZONING COMMITTEE  
KCMO City Council Chambers  
26th floor, City Hall, 414 East 12th Street**

Carol Winterowd, a SKC neighborhood leader and others have been working with other community members on the billboard ordinance, which was introduced by Councilman John Sharp on Aug 16th. It has 7 co-sponsors including Gottstein, Marcason, Circo, Sanders-Brooks, Curls, Ford, and the Mayor. The ordinance prohibits new digital, electronic and tri-vision billboards, believed to be traffic hazards as well as eyesores. This ordinance will help protect the visual beauty of Kansas City. The ordinance stipulates that existing billboard signs must be maintained in good condition. For more info: Carol Winterowd at 816-444-1717.

### **Mayor's Town Hall Meeting**

**Tuesday, SEPTEMBER 11, 2007  
6:00pm - 7:30pm  
Cleveland Chiropractic College's Auditorium  
6401 Rockhill Rd.**

Sponsored by the Brookside Business Association, Southtown Council, and the Waldo Area Business Association. Registration begins at 6pm followed by the program from 6:30-7:30pm. The public is invited and there are no admission fees.

### **Waldo Fall Festival**

**Saturday, SEPTEMBER 15, 2007  
10am-6pm  
75th and Wornall Rd.**

Enjoy this annual neighborhood festival featuring booths under the big tent, music and entertainment all day long, food vendors, and lots of children's activities. Play the new "Waldo" game and win prizes.

### **WHA's Annual Picnic**

**Saturday, September 22nd  
4:00 pm  
SOUTH OAK PARK  
E. 83rd St. & Oak St**

It's a picnic that we don't want you to miss, so please RSVP to Martha today at 816-444-5724 with the number attending. We need to have your RSVP by Saturday, September 15th.

It's that time of year again that we all get together and celebrate the neighborhood and have some fun. Invite your neighbors and friends, we love seeing new faces.

#### **We supply:**

Fried Chicken and Lemonade

#### **You supply:**

Side Dish or Dessert with the serving utensils  
Lawn Chair or Blanket  
TV tray if you'd like a table to eat from  
Games

\*Don't forget to RSVP to Martha by Saturday, September 15th at 816-444-5724 with the number attending.

## South Kansas City Hazardous Household Waste Event - ABOP

**\*Please tell your neighbors all about this event\***

**Saturday, September 8, 2007  
8:00 – 12:00  
Hale Cook School, 7302 Pennsylvania**

We normally reach our maximum allowed limit of 200 cars bringing hazardous waste by 11:00, so coming early is best. Cars with only leaves, brush, tires and non-hazardous recycling will be accepted until the 12:00 deadline.

The event is only for those living in Kansas City, Missouri. Proof of residence is required. Please have it handy when you come to the event. The homes associations sponsoring this event are once again asking each participant to bring one can of food or one dollar to donate to Harvesters.

All traffic coming to this event will enter the school property on Pennsylvania and exit on Jefferson. Cars may enter from either the north or south on Pennsylvania.

Consult the following for what can and cannot be brought to the event. Materials will be accepted from residences only. Business waste is not accepted. If you can't buy an item at a store, it's probably not residential waste. Twenty gallon and 55 gallon drums are considered business waste and will not be accepted. No material in containers larger than 5 gallon buckets can be brought to this event.

### Allowed Items

Brake fluid  
Power steering fluid  
Oil  
Antifreeze  
Gasoline  
Car batteries  
Household batteries  
Fuels  
Household cleaners  
Lawn and garden chemicals  
Pesticides  
Fluorescent light bulbs  
Expired medications  
Mercury thermometers/thermostats  
Road flares  
Pool and spa chemicals  
Aerosol cans  
Paint  
Paint related items like thinner or stains  
Leaves  
Brush  
Tires  
Plastics #1 or #2  
Aluminum  
paper  
Tin  
Magazines  
Anything collectable at curbside recycling

### Refused Items

Explosives  
• Fireworks  
• Bullets  
• Gunpowder  
Biohazards  
• Human or animal fluids  
• Needles  
Radioactive items  
Smoke detectors  
Some cancer medications  
Pressurized gas cylinders  
BBQ propane cylinders  
Oxygen tanks  
Glass  
Styrofoam  
Grass clippings

## Rental Registration And Inspection Program Facts

### What are the benefits of a rental inspection program?

The program is dedicated to the proactive inspection of rental properties in designated areas in order to preserve the community's rental housing stock and the viability of the city's neighborhoods. It is further aimed at promoting greater compliance with health and safety standards to reduce substandard conditions in rental housing.

### What are the components of a rental inspection program as it's envisioned for Kansas City?

There would be two components to this program. 1) Registration of all rental dwellings in the entire city. 2) Periodic inspection of rental dwellings located in designated target neighborhoods.

### How will the designated target neighborhoods be selected?

The City Council would select specific areas for coverage based upon recommendations from City staff. To be selected for inclusion in the rental inspection program, a neighborhood should, as a minimum, meet the following criteria: 1) 30% or more of the housing units in the area are rental housing units. 2) There is a basically sound but declining housing inventory that exhibits substantial deterioration but little dilapidation. 3) There is demonstrated neighborhood resident interest in and support for the rental program and for the initiation of systematic housing inspections for all properties.

### What are systematic housing inspections?

Systematic code enforcement consists of inspections of every property in a neighborhood, regardless of whether it is owner-occupied or absentee-owned. Systematic enforcement has proven to be the most effective way of contributing to overall improvement of the housing stock in a neighborhood.

### Does this mean that rental inspections will only occur in neighborhoods that are being systematically inspected?

Yes and no. The Rental Inspection Program will only operate in neighborhoods where systematic enforcement is also taking place but, as always, there will be response to complaints that may be lodged against rental properties located elsewhere in the city.

### What qualifies as a rental property under the program?

A rental property is a structure containing a dwelling or rooming unit that is not occupied as a residence by the owner. However, property occupied by a direct family member of the owner of the property is not considered rental nor is a duplex in which one of the units is occupied by the owner.

### Why would registration be citywide, but inspections would only occur in certain areas?

The City currently lacks complete and accurate information on investor-owned property that frequently makes enforcement of maintenance and nuisance codes very difficult. In addition to providing accurate information for general and emergency contact and enforcement needs, registration data will assist city planners in preparing neighborhood plans and in addressing rental housing needs throughout the city. Rental inspections under the program would only be conducted in the target neighborhoods where the inspections will have the greatest potential to make a significant impact on housing conditions. This would help to reduce the cost of implementing the program.

### How often would a rental property have to register?

Every non owner-occupied dwelling that is not exempt would have to be registered annually.

### Will a fee be charged for registering rental properties?

No, rental property owners would have one month to register their units without paying a registration fee. After one month, rental owners who have not registered will be in violation of the City Code and will be issued an administrative citation. Continued failure to register would result in the issuance of additional citations.

### When would registration begin?

Registration would begin on Jan 2, 2008 and a rental property would have to be registered no later than Jan 31 in order to avoid issuance of an administrative citation.

### What if I fail to register my property?

If a completed application is not received within the time allowed, an administrative citation would be issued and multiple citations would also be issued periodically until registration is completed.

### When will inspections occur?

Only rental properties in designated target neighborhoods will be required to have an inspection. Once a rental property in one of these areas has been registered, an inspection of the exterior of the structure, any common areas or accessory buildings and the interior of any vacant units will take place. If the property is in compliance with the property maintenance and nuisance codes, it will receive a certificate of compliance.

### For how long would a certificate of compliance be valid?

A certificate would be valid for either 2, 3 or 4 years depending upon the condition of the rental property and whether any code deficiencies identified were corrected in a timely manner.

### Are all rental properties in a target neighborhood required to be inspected?

No. Rental dwellings less than 20 years old, rental dwellings inspected annually by an authorized State agency, and duplexes in which one of the units is owner-occupied would be exempt from the rental inspection requirement although they would still be required to be registered. Properties falling into one of these categories are being exempted because they have generally not proven to be poorly maintained.

### Will there be inspection charges?

There would be no charge for the initial inspection of a registered property and for the first compliance check if all violations that were originally found have been corrected. An administrative citation will be issued; however, for each additional re-inspection required because of remaining violations.

### Can a certificate of compliance be suspended?

Yes, if the owner has not corrected a code violation within the time frame contained in the notice of code violation or if a buyer of the property fails to register as the new owner within 30 days after purchase.

### Can a rental unit be occupied by a tenant if the unit does not have a valid certificate of compliance?

Not legally. If the unit is occupied and there is no valid certificate in effect, the owner will be issued an administrative citation.

# September 2007

**Sun      Mon      Tue      Wed      Thu      Fri      Sat**

						1
2	3	4	5	6	7	8 ABOP <u>8 am - 12 pm</u> WHA Meeting *1:30*
9	10	11 CPAC Meeting 4:00 pm at Southtown Council	12	13	14	15 Waldo Fall Festival 10am - 6pm at 75th and Wornall
16	17	18	19	20	21	22 WHA Picnic 4:00 pm South Oak Park
23	24	25	26	27	28	29
30						

# October 2007

**Sun      Mon      Tue      Wed      Thu      Fri      Sat**

	1	2	3	4	5	6
7	8	9 CPAC Meeting 4:00 pm at Southtown Council	10	11	12	13 WHA Meeting 10:15 at Waldo Library
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30 Bulky Item Collection	31			