

Request to file formal appeal of Planning & Zoning:

Case 23-400-02 – Short-Term Rental – 1430 S. Maywood Avenue-April Preston

Hello,

Thank you for your time and efforts with my application for an STR and listening to my request as well as the concerns of the neighbors. Unfortunately, I have tried hard to resolve their concerns myself, with the help of friends and Councilman Perkins, and provide facts, answers and solutions since my first application in Aug of 2022 but they will not speak with myself or Councilman Perkins, and have refused our requests for meetings, etc. They did attend my open house Nov 2022 (they stated only to see what a bad job I did in the inside.) and told me that the owner should have sold the house to them, not me, and that I have now “stolen it from their children & grandchildren”. So there is certainly an ulterior motive which is keeping them from working with me to address their concerns, and causing non-factual comments and fear tactic opinions to be brought to city council against my application.

Thus, my appeal, as I believe any argument should only be able to use facts to support their side argument, and I also believe there is always a reasonable solution that works with both parties, but they have to be open to listening and resolution.

Short Term Rental (STR) Facts & Myths

I want to personally address some facts on short-term rentals, as I manage some for others, own some with my investment group, and have stayed in many of them around the country. (The neighbors have stated they have never stayed in any, I have offered mine!)

I would also like to note that the information that was brought forward by neighbors to the planning commission on April 11th, 2023 was incorrect, and that it be taken into consideration that actual facts should be required to stop a legal permit from being obtained, not just an opinion, or misinterpretation of rules or laws, or lack thereof.

Fact:

1: A STR IS a legal permissible property/business in the state of MO & Independence, MO. It is not the same as a transient hotel and is not run as a hotel. The difference between these is actually great. Anyone can book a hotel by the night, pay cash, and stay there. An STR requires screening of the applicant before a booking is allowed, a 2 night min (typical stays are a week or so) a card & license on file (they also PREPAY for the stay, cleaning, deposit and fees) so they are invested, and we have the right to decline, ask more questions or accept a stay (no instant booking like a hotel online with no idea who is staying or background on them!). We have a mutual communication with our guests before and during their stay. They also have to sign the rules to acknowledge all the rules of the home before they can book. This includes smoking policies, no parties, pet policies, etc.

An STR is a home, all that furniture was handpicked, a lot of the trinkets and art have meaning inside the home to previous and new owners and other locals who have helped

put it together, and it will hurt us if anything is messed up, broken or stolen from the home. We take great care in keeping it all in good condition, the inside as well as the home itself. And more can be done to improve the home as we are able to pay for it!

2: A STR being in a neighborhood is better than a long-term rental (if you had to pick). The city of Independence has thousands of rentals with tenants in them for a year or more. The tenant is responsible for their own grounds care (or lack of), can have their own pets, can decide to not follow city or lease rules or respect neighbors or let the landlord know if the property needs anything. And while we can 'remind them' we have very little enforcement with tenants who already live there on a year or more lease. These rentals as we all know can be littered with trash, abandoned vehicles, many guests or tenants in and out, etc. I know, I manage a lot of homes here and we work very hard to NOT let this be one of ours!

An STR the owner is personally invested and part of every move of this property all the time. We want it to be 100% perfect all the time. If a guest shows up from out of town we want it to be better than what it looked like in the pictures! They don't get to tour it before booking, and we don't want a bad review left to tarnish our hosting capabilities in the future. So an STR will be the prettiest house in the neighborhood typically. Don't be jealous, just be supportive of a very nice home that actually raises the neighborhood property values! (I can prove this with recent appraisal from the 2 year operating STR at 1734 S Northern and several homes that have sold next to it that used us as a comparable!). The neighbors were able to sell for more because we were there!

Under a landlord license through the city of Independence we can lease 30 days or more at a time. This is what we are currently doing, and advertising the listings on all platforms as we would other rental properties or STRs but with a 30 day minimum booking allowed. This works some of the time, and we have had a few very nice families stay for months at a time, but it does leave the property vacant for sometimes months at a time too, which is actually much more dangerous to a neighborhood than it being occupied. We try to go and turn on lights and move things around while it's vacant, and we have installed an alarm so if someone breaks in, etc. the police will be called, but it's risky to have a vacant home sitting. If we turn it into a regular rental (1 year +) I would have to un-furnish it, remove everything, and no one would want to rent it or take care of the original retro green shag carpet!!! 😊 So the whole idea behind this and the reason I got it (see prev letter that was sent to council & the neighborhood on the 'Grandma's House' themed preservation of the original history of the 60s!) would be gone. And this is the REASON the owner sold it to me. He preserved it for 30 years, and loved the idea that I continue that and be able to share it with others.

I want the council and the neighborhood to understand this, and for the neighbors what is the difference to them between what we are doing now (month at a time rentals with sometimes long vacancies between) vs guests who stay a week or so at a time with little to no vacancies as this open scheduling allows for all vacationers, missionaries, visitors, family and more! It also makes much more sense financially; as like most normal people we have a mortgage on this property and bills to pay every month for it!

The owner's son has asked if he could come stay at Maywood for a week this summer at his Grandparents old house and bring his 2 daughters. And I have to tell them no right now, because we can't get the STR permit to allow this. That makes me sad.

2: We are not 'an out-of-town corporate company'. I am highly invested in Englewood, Independence, grew up with my Dad working at Turner Music on the Square for 20+ years, my Grandparents all owned homes in Independence which I stayed at, and I just because I don't personally live in this city (If I did then I could vote too!) I do own a business here, at 10920 E Winner Rd which I practically live at. 😊 And I consider this town my home.

And please know, because someone puts a home they buy into an LLC doesn't mean its 'corporate & out of town'. I own and manage 8+ LLCs, each holding different houses, or businesses, or because I have different partners in them, one of which is my husband.

This is typical and helps with keeping finances, taxes and more in order, as well as its typically required to have a bank account for that property. An LLC is easy to see who is behind it, pull up Royal Oaks Investment Group LLC on the MO Secretary of state and you can see me, a real, local person, as the managing agent of it.

And when I want to sell it, I will list it for sale just like anyone else who owns any other property in the neighborhood, we have sold many of them and bought others. It is not 'forever lost' in some corporate world. And just like I purchased it from the owner for a fair market value, maybe I would sell it to one of the neighbors who would offer to buy it from me someday! But I won't be forced to sell it because they are trying to stop me from paying the mortgage and the bills. I am in real estate, it's what I love and what I do.

3: Last but not least, please consider our currently permitted STR which all the neighbors there now rave about: 1734 S Northern, or Stonehouse as we fondly call it.

I am a 'Super Host' on Airbnb (a rating that you have to get every year to maintain!) and have been a member since 2017. We have 5-star reviews, 1045 nights of stays completed on ours, great ratings & reviews. I am not interested in ruining this with letting criminals, sex offenders or parties or bad people stay at my properties! Not even close!

Here are just a few of the recent reviews:

Stonehouse: Megan-March 2023

The Stonehouse was absolutely gorgeous and exactly as described! The house still has so much charm even with the updates that have been made. We were in love from the second we stepped inside! We felt safe and found it very easy to get to places in Kansas City from this location. We would definitely stay here again!

Stonehouse: [K.T.](#) November 2022

I came in for Medical Contract. Kari IS THE BEST HOST I'VE HAD IN TWO YEARS!!!!

Stonehouse: (Private feedback) 2023

I loved how the house was rebuilt but also honored what was there historically. There were frames around where the house structure came through and the antiques used to decorate the place were

inviting and comfortable. The kitchen was well suited to morning coffee and very clean. There's nothing but praise for this house. We thoroughly enjoyed our stay.

Stonehouse: John September 2021

Had a great stay at Stone House! Very clean home and very prompt response time. The home is located far enough from any hustle and bustle to be quite peaceful but just a short ride to pretty much everything KC has to offer. Overall, very comfortable!

We have only had a few long-term guests at Maywood so far, and all of them have left great reviews!!! One of them is a neighbor of Stonehouse! They had family in town and had booked Stonehouse but we had a family who had a house fire move in last minute and take the home for several month's, so they graciously agreed to try out Maywood for us, they were our first guests! He wrote a whole letter of support for us that I have included.

"We live at 1710 S. Northern Blvd right next to the Stone house Airbnb on the corner of Northern Blvd and Winner. We have invited weekend guests to stay in this house since it is right next door and very close to amenities. We have noticed that this house stays booked pretty consistently and we have never had any issues with anyone staying there." -Alan

MAYWOOD: Robert October 2022

"This is a really neat Airbnb, it was a unique place to stay with plenty of room and amenities. Great communication with the host as well. **I enjoyed walking our dog around the neighborhood. Everyone was friendly and I sparked up a new conversation every block. I absolutely hope to stay here again!"**

MAYWOOD: Renee January 2023

"We loved it so much we came back. This house is awesome. It is what the pictures and descriptions show and more."

MAYWOOD: (private review) "Thank you for letting us stay at your place, for answering to our concerns, and providing us with the solutions to our requests. You have a lovely, unique 1960s house. These are the reasons we've chosen to stay even longer."

Last Comment: I was asked by Mr Preston at the hearing what can you as a city do better.

I was not made aware that another formal protest was filed until a few hours before my Commission hearing, so I had no time to prepare all of this again from the previous time. I am not sure when they filed it or the details, but this would have been helpful to know and what I needed to do to properly present to council my facts.

So I would appreciate this time to be able to present my facts this time, and call the neighbors to have facts, and also to communicate and speak with me to resolve issues!

Thank you very much,

April Preston

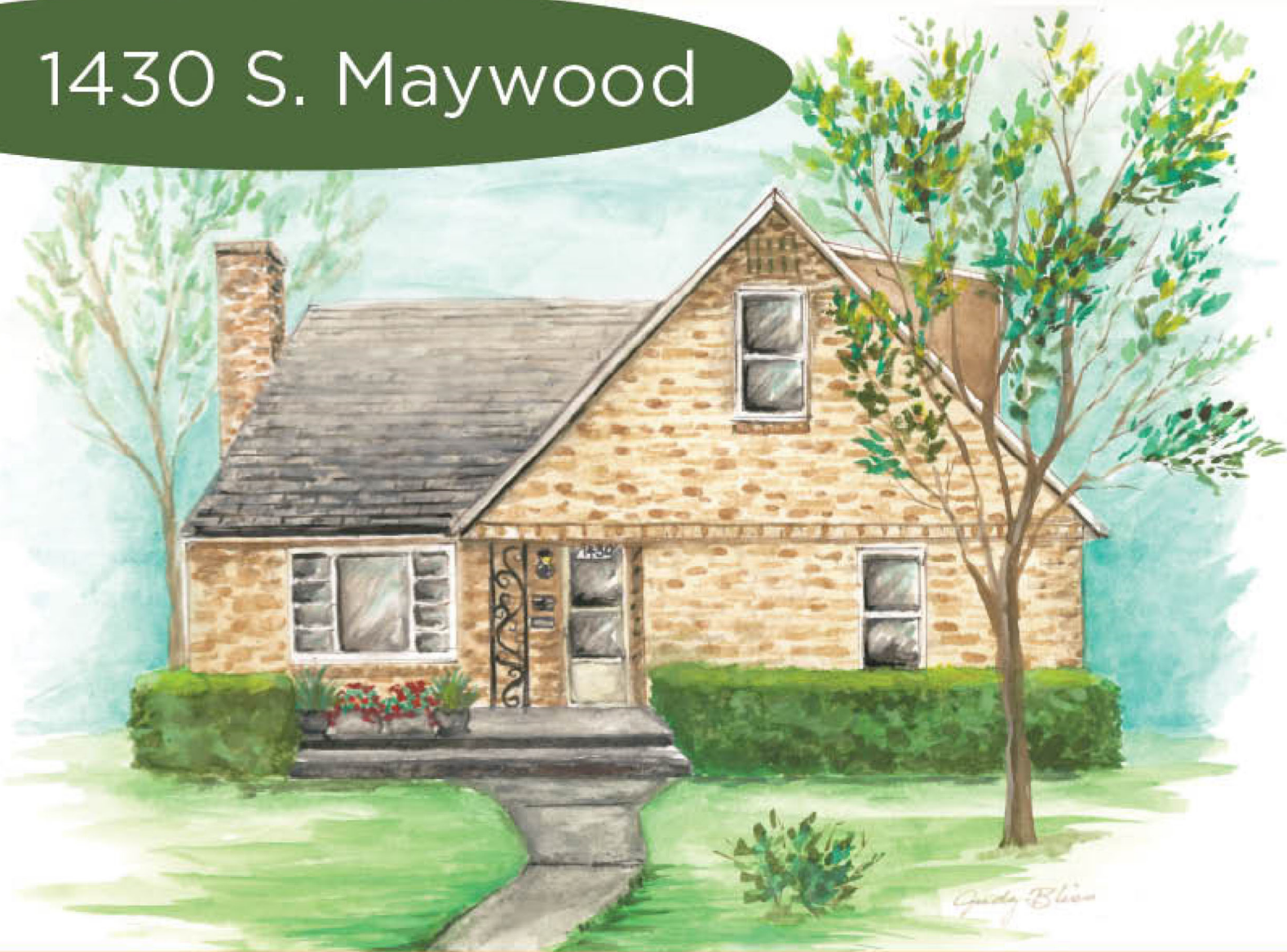
Kansas City Property Solutions LLC

Cell: 816-739-4419

Community Open House

at

1430 S. Maywood



The 1960's Experience

Wed., November 2 • 5-7pm

Refreshments provided, all are welcome.



10/10/2022

Dear neighbor,

Thank you for your interest in our home which we would like to run as a Short-Term Rental!

1430 S Maywood, the 1960s Experience.

A short-term rental is like a bed and breakfast (minus the breakfast) or a regular upscale rental but well maintained and typically the guests stay 1 week or a month and its business travelers or families in town for work or reunions, weddings, etc. We get many repeat guests, and they typically stay 1-3 months for travel nursing contracts and other work-related stays. They are screened, monitored, and ask for things they need through their stay directly to us, so we are always in and out of the home making them feel comfortable and welcome and we hope you will do the same!

We are planning a community open house soon, so watch for your invite to an evening at Maywood! I will be serving snacks, drinks and giving tours and sharing the 'story' of Maywood and invite you and your family to join us. I would love to meet you and hear any concerns, questions, or your ideas on how Maywood can be an asset to your community!

Who I am:

Hi, my name is April Preston, I am a local business owner, realtor, property manager and my office is in Englewood, Independence MO on Winner Rd. My husband Randy and I own a company that manages rental properties, commercial, multi family, short term and HOAs across the city and have for over 10 years. I am also Broker/Owner of Royal Oaks Realty with business partner Jeffrey Marland, and have been in that business 12 years and counting. We have an A+ with the BBB and are licensed with a great track record with the city of Independence and others under Kansas City Property Solutions and Royal Oaks Realty. I am very involved in the community and giving back to Independence as I have many fond memories of the Square, Englewood and surrounding areas as a child. My father worked as a music teacher and school instrument repair man at Turner Music on the Square for over 20 years and my 3 Grandma's lived in homes around 24th & Forest which I visited often and spent a lot of time in this area. I move my office here almost 5 years ago as it was central to our properties, and I fell in love with the Englewood Arts district and became involved. I currently serve on 2 local boards, Englewood Business Association which sponsors the Art Walks and works with local owners, artist, events, and communities as well as the Englewood Community Improvement District (CID) which delegates the 1% sales tax collected here to the betterment of the community. The Arts and Real Estate are my passion!

Why a Short-Term rental:

We currently own & operate a gorgeous short-term rental at the corner of Englewood & Maywood (South Northern Blvd) called Stonehouse which is a beautiful 1920s original home that has been operating for almost a year now with wonderful reviews and full support of the community. At first the neighborhood was skeptical, as the home had been a rental for almost 30 years, but soon realized it is being well kept (we do weekly grounds care, plant new seasonal flowers & more!) and brought nice, well-rounded travelers from all over the world to Englewood for a visit. There has been a famous Beatles photographer, a researcher for the Truman/Israel project, a beautiful bride, musicians, out of town

family of locals, and so many more who have brought joy, support, money to the district and area, several have already been repeat stays. It is so much fun to meet these wonderful guests, hear their stories and share ours and the communities, they have had good things to say about the area, neighborhood and the people in it that welcome them. It just wouldn't be the same if they stayed in a hotel off I-70, etc. they wouldn't meet the neighbors, or be able to walk down to Wine Down for a Martini or have a marvelous dinner in the garden at Vivilor, or order biscuits and gravy from Englewood Café, attend a wedding on the Square, or a Sunday service at Maywood Baptist...or buy art from 4 Corners Frame Shop or Englewood Row Gallery! And so much more that rely on our support of the small local community! We rarely rent to locals, however, right now we have a couple whose house burned down recently, and they are so happy to have a place to stay close to their original home that also will allow their dogs. And they have been great guests to have. We are blessed to have Stonehouse, but not only us, the community is blessed to have it. If you ever want to reserve, it for a relative coming into town please call us and ask for the Englewood Discount!

Values in the neighborhood typically raise when a property is turned into a short-term rental. This is due to the upgrades done to the home (usually better grade than a long-term rental) the appraisal done on the home using short-term rental income potential, upgrades (the value of ours went up over 50% from purchase) and the upkeep of the property. When a long-term tenant moves in, they are usually responsible for grounds care as well as turning in maintenance requests on the exterior, and depend on the management company to repair, or possibly they just wait until they move out to repair. They also don't have the same rules on a long-term rental as a short-term rental. They can't necessarily direct them or their guests on where to park, or how often they should do pest control, or clean the carpets, or trim the tree limbs or mow the lawn, etc. It can get rented and forgotten about until its time for the next tenant. And the crime rate on a 'regular rental' vs a short-term rental is much higher. On a short-term rental, the cleaner, owner, maintenance, pest control, etc. go in between each guest, so sometimes multiple times per week, grounds are kept up, exterior is kept up, we want guests to show up and it look better than pictures and they want to stay! If we get a bad review because of something unsatisfactory to the guest, it hurts our overall rating and the probability of future guests booking. So, we spend a lot of time and effort making sure it's perfect, inside, and out. I know from experience of managing many types of properties for owners, the expenses on a short-term rental are twice to three times what they are on a regular rental. We also pay all utilities, internet, alarm, and more, which means all those services are monitored, paid on time and they are licensed with the city and subject to inspections.

This brings me to a final point. A 2-bedroom rental in Independence is anywhere from \$450-\$900/mo. Very affordable. A short-term rental is ranging \$120 per night, and up to \$150 per night on weekends. Still less than a decent hotel, but with a 2-night minimum stay required, deposit, cleaning fee, pet fee if applicable and taxes and fees the websites charge it is MUCH more likely a mid to higher income guest will be staying in our home, who wants to get a good review (yes, we have to leave each guest a review, bad ones can get them blocked from renting a short term rental again) and their deposit refunded and they tend to care for our home and having an enjoyable stay as much as we do!

I personally love to stay in short term rentals, in fact as I write this, I am sitting in one located in beautiful Vermont with my family enjoying the fall colors and lake from a lovely neighborhood short-term rental! I haven't stayed in a hotel for years, and only book short-term rentals while traveling for business or pleasure and I am so happy this service is available, it opens a world of possibilities!

Maywood-why me?

Speaking of this, lets end with little Maywood. 1430 S Maywood has a small built-in apartment on the back of the home (original) which we started managing for an older owner several years ago. We found him a new tenant, very nice & quiet man who is still there and the owner showed me the inside of Maywood which was his family home. His father was a contractor and built the home in 1958, his mother an artist, frequent TWA traveler and homemaker, and they adopted him locally in Independence. He had a wonderful childhood, which is evident from the home, many vacations, pets, friends, excelled at Van Horn and went on to college and became a travel writer and more. When I saw the house, he showed me how the paintings had been on the wall so long that it was a different color behind them, and I was in awe over this time capsule from the 1960s! To make a long and fun story short (there will be a coffee table long version with pictures available in Maywood!) when he moved out East to be with his son and into assisted living his local good friend told me the house was going for sale. They were going to rip out the green shag carpet, give everything away to a picker and then list it for the highest bidder. I couldn't stand the thought of perfect Maywood being picked apart and torn up, so I asked if I could buy it lock, stock and barrel and to my surprise they said yes! It took me 4 months of hard labor to sort through 60 years of belongings and leave what I thought would be fun and memorable for a guest, but safe and clean for a short-term rental without losing the charm and perfection of this 1960s experience home. The paintings stayed, the floral sofa set and I matched other items with new ones (fridge, linoleum, beds, etc.) and upgraded out of date or city code items that needed it and even had a local artist paint a mural on the bathroom walls, all to be within the style and feel of the home. The green shag carpet has been cleaned and is in perfect condition, and the dining room table and tea set collection is ready for a fun family dinner again. I think the family would be proud, and in fact the son says he can't wait to bring his own young family out to stay at "Grandma's house" from out East next summer.

I want people to walk in and say, "I remember this!" about something in the home and feel the magic of this fun family home I have been so privileged to get. I hope that guests, families, artists, anyone can enjoy this fun home and it will not have to be torn up and turned into a 'regular rental' as I do not plan to sell it anytime soon, and it would become the 'sister' property to Stonehouse in Englewood, as its almost always full now.

Thank you so much for considering this request to allow Maywood to be loved by all who visit, and I sincerely will continue to do everything in my power to make the neighborhood safe, cared for, loved, and watched by myself and any guests that stay here! Please also watch for the follow up documents or pick up at the open house or request them anytime at our office 10920 E Winner Rd Independence MO 64052 M-F 9am-5pm. I would be happy to meet you! 816-285-6531

- Before & After Pictures
- List of Activities to do at Maywood
- Letters of Referral from Prominent Community Members
- Story of the family of the home narrated by the owner -coming soon!

Sincerely,

April Preston 816-285-6531

Activities to do at Maywood

The 1960s experience

- Write a letter or note to your friends! Cards, envelopes, and old stamps available in the roll top desk. What else can you find inside?
- Sharpen your pencils in the hand sharpener on the desk in the wooden bedroom
- Find the stash of hidden travel maps showing where the family visited (hint, somewhere very heavy)
- Dress up for a tea party! Tea sets above the stove & hats, scarves & fun items located in the master bedroom closet & drawers in the master dresser
- What is your favorite painting? Most were done by the family artist Ms. Ora, but the velvet ones in the dining room were sent to her by a friend in Hawaii as a gift to pass on to President Truman! The note on the back said his secret service man never picked them up...
- Check out the bedroom closets including the one upstairs, fun original items the family owned for you to explore, what were they into in the 60s?
- Find a rock collection, or 2, or 3....one is outside!
- There are 3 calendars in the house, do they match up? If so what year have you traveled to?
- Have a fancy dinner. All glassware & items are inside the dining room hutch, and in the kitchen cabinets. You will find place mats & fancy napkins, etc. in the drawers of the kitchen as well.
- Have a TV dinner! Buy frozen meals and use the great tv trays in the front entry closet.
- Play a game, learn a game. Fun old games located in the cedar chest & around the game room in the basement. A small book on learning some games is in the dresser.
- What is a carpet rake? Its hidden somewhere in the kitchen...please don't use it when you find it, the carpet is too old now to be raked. 😊
- Did you know people used to collect matches? There is a large collection upstairs from all over the country where they traveled!
- Journal entries often started with the weather that day, many volumes are located in the game room downstairs...but only if you can read cursive!
- The records are all original-the record player is new. You can play all sizes of records by changing the settings on the player. (Instructions in drawer to right) What is your favorite record?

Enjoy your stay, write a note on one of the black Ham Radio call cards on the record table for us or the next person who stays to find.

Thank you for enjoying Maywood!



Switch to hosting




Hi, I'm April

Joined in 2017


[Edit profile](#)



[Update photo](#)

 Superhost

 248 reviews

 Identity verified

 Some info has been automatically translated. [Show original language](#)

About

Property Manager & Real Estate Agent living in Kansas City. I also travel and love to visit amazing places to stay, as well as create them in my home town!

 Lives in Kansas City, MO

April confirmed

✓ Identity

✓ Email address

✓ Phone number

[Learn more](#) about how confirming account info helps keep the Airbnb community secure.

Hosting achievements



Airbnb.org supporter

In times of crisis, these hosts help people who need a place to stay.

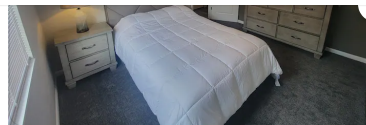
[Learn more](#)

April's listings





Switch to hosting



[View all 8 listings](#)

April's guidebooks

April's guidebook



April

Welcome to Stonehouse in Englewood!



April

Welcome to Maywood!



April

★ 248 reviews

From guests (241) From hosts (7)

Stonehouse - A Stunning 1920's Dream

March 2023



The Stonehouse was absolutely gorgeous and exactly as described! The house still has so much charm even with the updates that have been made. We were in love from the second we stepped inside! We felt... [read more](#)



Megan

Joined in 2022

Stonehouse - A Stunning 1920's Dream

March 2023



Nicely redone old house. A great mix of the old and the new. The kitchen and bathroom were nicely modern while the original woodwork and furnishings made me think I was back in the 1920's. ... [read more](#)



Andrew, York, PA

Joined in 2023



April Preston <aprilprestonkc@gmail.com>

1430 Maywood

Michael Baxley <mbaxley@englewoodarts.art>

Tue, Oct 25, 2022 at 12:28 PM

To: JFears@indepmo.org, DHobart@indepmo.org, MSteinmeyer@indepmo.org, BStewart@indepmo.org, John Perkins <JPerkins@indepmo.org>, Rory Rowland <rrowland@indepmo.org>

Cc: Teresa Dorsch <tdorsch@englewoodarts.art>, Joan Israelite <joanisraelite@aol.com>, Steve Israelite <steveisraelite@aol.com>, TERRY SNAPP <tsnapp@swbell.net>

Bcc: aprilprestonkc@gmail.com

Dear Mayor Rowland and City Council Members,

I am writing in support of the home at 1430 Maywood being allowed to operate as a short-term rental. We recently had "Stone House" renovated in Englewood to be a short-term rental and have only seen the positive effects of it.

The property management group at KC Properties Solutions has done a tremendous job of keeping the appearance above average as well as finding quality tenants to stay in the home.

Short-term rentals bring new people to the area and increase small business revenue, provide much-needed quality rentals, bring additional tax revenue, increase density and much more.

Our organization was able to recently place a visiting artist from Israel in the Stone House. This provided a much-needed quality space to stay in as the artist is preparing to do an exhibition at the Truman Presidential Library. Our organization plans on using short-term rentals on-going as we continue to have international artist visit to create culturally diverse community-based programming.

We support the approval of 1430 Maywood being allowed to conduct short-term rental contracts and hope the City will also support this activity as well.

Please feel free to contact me directly should you have any questions.

Thank you for your time and consideration.

Warmest regards,
Michael

--



Michael Baxley

Executive Director

Englewood Arts

913 271 6626

mbaxley@englewoodarts.art

www.englewoodarts.art

[10901 E Winner Road, Independence, MO 64052](#)

Support Englewood Arts when you shop Amazon!

**ENGLEWOOD ARTS* is a 501(c)(3) non-profit organization incorporated in the State of Missouri
and focused on creating a diverse and sustainable community in harmony with the arts*



April Preston <aprilprestonkc@gmail.com>

Fwd: 1430 S Maywood

ALAN VOSS <alan_voss@hotmail.com>

Thu, Apr 13, 2023 at 4:10 PM

To: April Preston <april@kansascitypropertyolutions.com>

Hi April ,

Here is the letter. Please let us know if there is anything else we can do!
Thanks!

Alan

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From: ALAN VOSS

Sent: Monday, October 31, 2022 11:14:09 AM

To: msteinmeyer@indepmo.org <msteinmeyer@indepmo.org>

Subject: 1430 S Maywood

Dear City Council Member Steinmeyer,

I am contacting you to share my support for the allowance of the property at 1430 S Maywood to be leased as an Airbnb.

We live at 1710 S. Northern Blvd right next to the Stone house Airbnb on the corner of Northern Blvd and Winner. We have invited weekend guests to stay in this house since it is right next door and very close to amenities.

We have noticed that this house stays booked pretty consistently and we have never had any issues with anyone staying there.

Over Labor Day weekend our friends had booked the Stone House but were asked if they could stay at 1430 S Maywood instead due to KC Property Solutions renting the Stone House to house fire victims. It was no problem and we actually enjoyed visiting them at the Maywood house which is basically a Time Capsule representing the history of the Maywood neighborhood and Independence as well.

I believe visitors to the city need short term options considering the lack of hotels especially near Englewood and Downtown Independence.

I understand that Residents of the Maywood neighborhood are concerned about strangers coming and going but I would argue that these guests are much better screened than many of our own neighbors. If you want to control who is in our neighborhoods maybe all Landlords should be required to do background checks on their renters.

We had gunfire on Northern Blvd last week after an apparent altercation between a known Meth Head who rents a house down the street and people visiting him.

KC Property Solutions is a valuable resource to the Englewood neighborhood and to the City Of Independence. Let's invite guests here to enjoy what we have to offer and focus on the real threats of Homelessness, Drug Abuse, and Petty Theft.

Thank you for your time.

Alan and Laura Voss
1710 S. Northern Blvd

[816-820-0210](tel:816-820-0210)

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Get [Outlook for iOS](#)



April Preston <aprilprestonkc@gmail.com>

Letter of referral-Maywood

Steve Israelite <steveisraelite@aol.com>

Fri, Oct 7, 2022 at 7:37 AM

To: Michael Baxley <mbaxley@englewoodarts.art>, April Preston <april@kansascitypropertytolutions.com>

Cc: Joan Israelite <jisraelite@kauffmancenter.org>

Michael, I am all in favor of sending a glowing letter of appreciation about the Storehouse, and how it's existence is greatly assisting the Englewood Community in its revitalization efforts; from Englewood Arts to the City Council and the City Manager.

If Englewood Arts is not the proper sender, Joan and I would be pleased to write such a letter.

The Storehouse has been a very positive influence for the neighborhood in many respects and the Council should know about are very favorable experience.

Shalom Steve Israelite 816-795-1386

[Quoted text hidden]



April Preston <aprilprestonkc@gmail.com>

Letter of Referral-Maywood

dick heins <dheinsmwre@gmail.com>

Fri, Oct 7, 2022 at 8:55 AM

To: April Preston <april@kansascitypropertytsolutions.com>

Hello Maywood City interested readers:

I have personally observed how much work has gone into improving and establishing a QUALITY home like environment for guests to enjoy and have a favorable impression of the Independence, Mo area.

This specific manager of 1430 Maywood short term rental is a professional and screens occupants extremely proficiently.

This short term rental concept is a wonderful way to introduce a visitor to an area and have them drive around to explore while staying in a "home like" atmosphere vs a hotel.

I see this short term rental at 1430 Maywood as ADDING VALUE to the street and neighborhood at large and improving real estate values as well, because of the favorable social and economic influence people of means, who can afford to travel can bring to the community.

Let me add that April Preston is a dedicated professional, very much rooted in and involved in the Independence community and if you take a MOMENT to look at her resume of results with her past endeavors, you will find a person of the utmost integrity and grit to do the right thing, for the mutual benefit of the local community, street by street and has demonstrated success for Independence, Missouri.

I vote in favor of her plea and trust you will see the long term benefit of promoting business in this community.

Sincerely

Dick Heins

913-897-0175 cell #

** Please acknowledge receipt of this email, so I know I sent it correctly, thank you

On Thu, Oct 6, 2022 at 6:48 PM April Preston <april@kansascitypropertytsolutions.com> wrote:

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