

# BLUE HILLS ESTATES

## HOME OWNERS ASSOCIATION

### NEWSLETTER – SPRING- 2015



#### AREA TIDBITS:

1. Leawood Plaza, a shopping center at 123rd Street and State Line Road previously anchored by a Hy-Vee store, has been sold. Jeff Berg, a senior vice president with Colliers International's Kansas City office, said a partnership he is included in closed Wednesday on the purchase of the 43,000-square-foot portion of Leawood Plaza that excludes the vacant grocery store space. It remains owned by the Hy-Vee chain, which closed the 63,000-square-foot Leawood store in June after being unable to work out an incentive deal with the city for expansion and improvement of the store. The remaining retail space in Leawood Plaza was owned by Botwin Family Partners LP. Berg would not disclose his partners in the deal with Botwin Family. But sources said the partnership includes members of the Boyd family, which owns Wichita-based Walter Morris Cos. Walter Morris bought the 144,000-square-foot Nall Hills Shopping Center at 95th Street and Nall Avenue in Overland Park two years ago from Varnum Armstrong Deter LLC for \$9.1 million, or about \$63 a square foot. It recently sold Nall Hills to Price Brothers Management Co. for \$12.34 million, or about \$85.63 a square foot. The 43,000 square feet of retail space in Leawood Plaza had been listed for \$4.7 million, or about \$109 a square foot. Berg would not disclose the purchase price. Berg said the 43,000-square-foot space is more than half vacant, which should never be the case given the demographics of the surrounding neighborhood. "It just needs somebody to bring it back with some capital investment and TLC," he said.
2. With regard to the actual space where Hy-Vee was located, a Leawood City Council member stated: HyVee's VP of development said that they have it under contract with a developer and that they are doing their due diligence and we should hear from them soon. He said they are a nationally recognized health club and retailer. Hopefully, it comes together.
3. In regard to the intersection at Red Bridge and Wornall Road and the change in the lane marking, our Board submitted requests along with other associations in the area to the city with the following response: I met this afternoon with Sherri McIntyre, Public Works Department Director, and Wei Sun of her staff, and they agreed to remark the intersection when weather permits to allow motorists in the northbound left lane on Wornall to turn left on Red Bridge or go straight and for motorists in the northbound right lane to continue to turn right or go straight. They also said they would paint a stripe through the intersection to help guide northbound traffic to stay in their lanes. Councilman Taylor's assistant Katrina Foster, also was present at the meeting, and she and Scott have been supportive of this change. Glad we were able to get this taken care of.  
John Sharp

#### **4. From the KCMO police department for all citizens:**

 **Sarah Boyd, Kansas City Police Department**

We've added new features to our web site so you can report suspected drug activity and traffic complaints to officers online. If you suspect there's a drug house or other location in your neighborhood where drugs are bought, sold or used, please fill out the form here: <http://kcmo.gov/police/suspected-narcoti...> This form can be submitted anonymously. If you're concerned about speeders in your area, drivers constantly disregarding a sign or signal or similar issues, please fill out the traffic complaint form here: <http://kcmo.gov/police/traffic-complaint...> You must provide contact information with this form because an officer will follow up with you.

People involved in car crashes in Kansas City no longer will have to go to a police station to get a copy of their accident report. As of Feb. 17, users will be able to securely purchase and download a copy of their report online. The link to do so is on the front page of the Police Department's web site, <http://kcmo.gov/police>. "This is a convenience option that helps ease the burden and aggravation of being involved in a crash," said Capt. Gabrielle Pfeifer, who supervises records management for the Kansas City Police Department. "It's especially helpful if you're from out of town and are involved in an accident."

The new program also provides added convenience for those who frequently request crash reports, such as insurance agencies and law firms. The cost to purchase a crash report online is \$17 and can be paid by credit or debit card or with a PayPal account. The cost includes a \$6 convenience charge. Reports obtained in-person at a police station still cost \$11. The convenience fee funds the reporting software from Appriss. The service comes at no cost to the Police Department. Additionally, the software tools will allow police to collect, file, retrieve and analyze crash reports more efficiently, ultimately creating safer roads and intersections in the community. They also will speed the process for insurance claims, allowing drivers to get their vehicles fixed faster.

- 5. The water main project along Blue Ridge to the south of our association is completed as is Phase I of the Martin City street and sidewalk project. The Martin City project depends upon certain funding that builds over time, so the final two phases do not have exact start times as of the last update.**

#### **GENERAL THINGS TO REMEMBER:**

**Spring is here and we are all out enjoying our yards and working with our tools. Please remember also it is a time for those who prey upon others to be out and about, and they have been in our neighborhood rattling doors and breaking into some vehicles. PLEASE KEEP YOUR DOORS CLOSED/LOCKED IF NOT WHERE YOU CAN SEE THEM, AND KEEP YOUR EYES OPEN FOR SUSPICIOUS PEOPLE AND REPORT IT!!**

**New signs are posted in our association thanks to our Board purchasing them and members Greg Morlan and Jim Rendina on the Board putting them up. These signs are intended to remind everyone of the children around our streets who do not have sidewalks to stay on so prevailing speeds must be kept in order to keep everyone safe. PLEASE DO NOT SPEED AND STAY ALERT FOR PEDESTRIANS!**

#### **SOCIAL ACTIVITIES 2015**

**As a reminder, Blue Hills Estates has money budgeted for this year for social/neighborhood activities. Many thanks to all those involved in planning and hosting prior and future events. Please submit your ideas to any of the board members for consideration.**

## BLUE HILLS ESTATES ONLINE NEIGHBORHOOD DIRECTORY: (ACTION REQUIRED)

Our last printed directory was done in 2011 and when it was done being printed it was already out of date. Given the cost to print, and the need for regular updates, the Board voted and has decided to move to an online directory. We are able to pay for the protected web-site running on a program named, Wild Apricot, as well as the fees to set the web-site up for ten years with the same amount of money it cost to print a directory one time. An officer of the Board will have administration rights on the web-site and will be trained by Cam Shutte, a Blue Hills East resident who has this in place for that association and our site will be done in conjunction with the same agreement. ALL residents need to send the information they want listed within the online directory **by June 14, 2015** to the Board Secretary (contact data below), otherwise the information our parent organization (HA-KC) has on file for the name, address and phone number of homes in the association will be used within the directory. Once the web-site is loaded and functional, most likely in the August timeframe, another newsletter will be mailed to all residents providing instructions on how to access the online directory. Information residents can have listed if wanted can be: name(s) of household members, address, phone number, cell numbers, e-mail addresses, emergency contact information if out of town, how long they have been a resident of the neighborhood. You can have all or none, or anywhere in-between, but we need to know in order to move forward. Please e-mail your preference to: [dan.french@yahoo.com](mailto:dan.french@yahoo.com) or regular mail it to Dan French, 12812 Oakmont Drive, KCMO 64145, or just drop a note off while out in the neighborhood.

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This newsletter is brought to you by the Board of Directors of the Blue Hills Estates Home Owners Association.



## SOUTH PATROL DIVISION-OUR COMMUNITY CONTACT:

Our community interaction officer is MIKE HAMMER out of the KC South Patrol Division with the KCPD. The police department recently teamed up with our South KC online website, "NEXT DOOR," as another way to share information, we encourage you to check it out. However, be aware that the police department is unable to read anything you post in this site UNLESS it is a reply to a post it made, or in a private message. So if you make a general post with a question directed to Officer Hammer or any other officer, they will not be able to see it. But feel free to send him a private message or send an email to: [Michael.hammer@kcpd.org](mailto:Michael.hammer@kcpd.org) or give him a call at 816-672-2828, if he can be of any assistance. Keep in mind that "Next Door" is not intended to be used for emergency situations, to file a police report, or to report suspicious activity to the police. If you have an emergency situation requiring officers to respond, call 9-1-1. For those non-emergency situations, you can call the police at 816-234-5111. As always, please keep a watchful eye for any suspicious activity and call the police if you suspect a crime. Also, you will see positngs on "Next Door" for the police department from Sarah Boyd, she is a community officer for the whole city.