



# NORTHWOOD TRAILS

## Newsletter

eNeighbors.com • January – February 2023

### Notes From Your Board President

Julie Pickerill • [jpickerill61@gmail.com](mailto:jpickerill61@gmail.com)



#### Happy New Year!

I hope 2022 was a good year for you and your family. The board and associated committees will be busy in 2023 helping to keep our neighborhood looking great, planning events to provide fun activities for all,

and managing such amenities as our pool, pond and trail system.

There are two payment options for Northwood Trails 2023 dues, which are \$575.

- 1) Pay balance in full by Feb. 1 and deduct 5% (28.75).
- 2) Pay half of balance due by March 1 and pay remaining balance by May 1. A \$50 penalty will be added to any unpaid balance as of June 1.

Take a moment to think about volunteer service and the committees that handle the tasks that keep Northwood Trails special. I know everyone has a few moments here and there that they would be able to

put towards volunteering in the neighborhood. Just think what we could do as a neighborhood if all 459 homes spent a few minutes a month to volunteer.

Here is a list of the officers and committee chairpersons that comprise the Northwood Trails Homes Association board for 2023.

**Officers** President – Julie Pickerill  
Vice President – Sally Noltemeyer  
Secretary – Nikki Cochran  
Treasurer – Bryan Kelling

**Committee chairpersons** Architecture Review – Andy VandenHull  
Community Relations – Rick Pickerill  
Grounds – Gerry Buehler  
Neighborhood Diplomacy – Pete Mundo  
Pool – Susan Kelling  
Pond – Matt Noltemeyer  
Social – Abby VandenHull

If you are interested in volunteering, please contact a committee chairperson via their email address on the eNeighbors website. Our volunteer board meets at 7 p.m. the second Tuesday of each month at Grace UMC across Ridgeview Road from NWT. Our February meeting will be Feb. 14. As always, the first 30 minutes of the meetings are available for homeowner input.

### From The Treasurer

Bryan Kelling

Northwood Trails Homes Association membership dues for 2023 increased \$75 to \$575. It was the first dues increase in five years.

Please know this increase was not undertaken lightly. The convergence of economic issues facing the United States with the current budgetary needs of our Homes Association led our board to vote yes on the 15% increase.

Labor costs have increased for the contractors who handle our pool, grounds and irrigation needs. Costs have increased across the board for supplies such as fertilizer for the common areas, the chemicals used to keep our pool clean and up to code and the inputs that keep our

pond from being overtaken with algae.

At the same time, the board in 2022 began to address several maintenance issues that had been deferred from previous years. Examples include removal of dead trees and limbs in common areas and replacement of broken, unsafe furniture at the pool. Continuing to address such matters in 2023 in order to maintain the amenities of our unique community meant budgeting for price increases thought to persist into the foreseeable future.

Finally, it was the board's intent to notify everyone of this increase in the January newsletter ahead of notices going out. This unfortunately did not happen. While I had no control over the timing of the notices going out, I would like to apologize for this happening.

## Architectural Committee News

*Andy VandenHull*

Hello Neighbors!

I hope your holiday season went well! All of us on the architecture committee look forward to a great 2023 with you all.

Remember to email us with your questions and request forms as we go forward toward better weather and you begin planning your 2023 projects, or to express interest joining the committee.

As a critical step in the planning process for home improvements and modifications, take a look at Nos. 5-20 of the Declaration of Restrictions of Northwood Trails, which limits use of your property and modification to your dwelling. The document is presented at the closing of an NWT property sale, but is always available at the Northwood Trails page on eNeighbors. Just click on the Documents tab at the top. Under the Legal Documents section, click on Deed Restrictions.

---

## Community Relations News

*Rick Pickerill*

**Annual meeting:** Thank you to all the Homes Association members who were represented at the annual meeting Nov. 15 at Grace UMC. Homeowners represented either in person or by proxy numbered 69 out of 459 households and it was a struggle prior to the meeting to obtain a few more proxies in order for the meeting to proceed. NWT bylaws stipulate a quorum of 68 households (15% of membership) must be represented in order to conduct the annual meeting. While your volunteer board members understand that everyone is busy, we'd like to ask in 2023 and beyond that HOA members give more thought to being represented at the annual meeting. Meetings normally take 30 minutes or less, a minimal commitment to attend in person. Or, you can always send your proxy with a neighbor or deliver in advance to a board members

**Community mediation:** In a perfect world, we'd all get along famously. In the real world, neighbors at times have disagreements. NWT board members are sometimes asked "What can the board do about it?" Unless the root cause of the disagreement is something governed by NWT bylaws or deed restrictions, there is not a whole lot the board can

do. If talking with your neighbor doesn't work, the City of Olathe offers community mediation as mentioned in the Winter 2023 *Olathe Link*.

Additional information can be found at [OlatheKS.Gov/Government/Municipal-Court](http://OlatheKS.Gov/Government/Municipal-Court) by selecting Community Mediation Program from the menu on the left or by calling the Olathe Community Mediation Office at 913-971-7736.

## Upcoming Events

### Monthly neighborhood bunco group

7 p.m. Wednesday, Jan. 18

*E-mail Julie Pickerill at [jpickerill61@gmail.com](mailto:jpickerill61@gmail.com) to join the list of players and substitutes.*

### Monthly Board Meeting

Tuesday, Feb. 14

7 p.m. at Grace United Methodist Church

*The first 30 minutes are designated for neighbors to attend and offer comments, questions and suggestions.*

### Grounds Committee meeting

7 p.m. Feb. 20, 18505 W. 114th St.

**Ladies' Lunch Group** meets the first Thursday of every month. *Email [GerryBuehler.@sbcglobal.net](mailto:GerryBuehler@sbcglobal.net) for details.*

Our **Dining Out Group** meets the third Saturday each month. *Email [JimBuehler@sbcglobal.net](mailto:JimBuehler@sbcglobal.net) for details.*

## Grounds Committee News

*Gerry Buehler • [GerryBuehler@sbcglobal.net](mailto:GerryBuehler@sbcglobal.net)*

The grounds committee is set to launch into a new year and we need people! Consider joining us. Your labor is not a requirement for you to be a big help.

We have many new projects to be completed in 2023 and can use you to help with planning. Committee members also report areas that need to be spruced up. Our goal is for NWT to be a well-maintained and inviting neighborhood to current and prospective residents.

On another topic, some areas of our neighborhood trails are nearly impassable. Please examine the path behind your home. Does it have branches that need

trimmed? Are the leaves piled high? What about snow or ice? Your neighbors will be glad that you paid attention to those areas.

The first Grounds Committee meeting will be at 7 p.m. Feb. 20 in our home at 18505 W. 114th Street. If you would like to join our committee, contact Gerry Buehler at [gerrybuehler@sbcglobal.net](mailto:gerrybuehler@sbcglobal.net).

## JOIN US ONLINE!

### [eNeighbors.com](https://www.eNeighbors.com)

- Search for “Northwood Trails.” Email [support@eNeighbors.com](mailto:support@eNeighbors.com) for technical assistance

### [Facebook.com](https://www.facebook.com)

- Neighborhood group: “Northwood Trails - KS.”
- Buying/selling: “Northwood Trails Buy, Sell, Trade”
- Children’s play group: “NWT Playgroup”

## Pool Committee News

*Susie Kelling*

The Pool Committee is in winter mode between seasons. Stay tuned to this space and the neighborhood social media channels for information on planning meetings for the 2023 pool season.

The committee hires and manages the pool attendant staff. The committee coordinates with and directs the contractor who services and maintains the pool equipment room and tests the water for safety. The committee considers pool matters and enacts rules to maximize the safety and enjoyment of residents using the facilities and protect the neighborhood property.

These tasks require planning, discussion, and decision making, all of which happen in a volunteer committee. If you have an interest in pool matters, consider joining. Watch this space in the next edition or the neighborhood social media pages for notice of the first meeting of the 2023 season.

Also, keep an eye out for information about how to receive your pool access key card for the new electronic access gate coming this year. It’s one of several improvements on tap for the 2023 season.



Photo by Sally Noltemeyer

## Pond Committee News

*Matt Noltemeyer* • [MattNoltemeyer@gmail.com](mailto:MattNoltemeyer@gmail.com)

It was a festive Christmas season around the pond. Decorated decks, fences and landscaping created mesmerizing reflections on the water for a few weeks before the season’s first snowstorm issued a layer of white stuff across an icy surface. The pond committee guys (and gal) appreciated the effort and encourage pond-adjacent neighbors to decorate the back side again for the holiday season in 2023.

Thanks to the pond committee members for participating in 2022. The chairman and Homes Association board appreciate the service of this volunteer group that maintains and beautifies the pond, saving resources that otherwise would be paid to a management company. Early last month the committee initiated winterization protocol. Chairman emeritus Pat Madden issued the final chemical inputs of 2022 and installed ice-safety signs. Max Mueller and Keith Read pulled the aerator motors for winter storage and gave the dock a holiday makeover. To avoid fishkill, the new bubblers were turned off temporarily when the surface began to freeze.

Neighbors, please reinforce to your young folks headed for a pond-side hang that walking on the ice is against NWT rules and ask them not to unearth and toss the landscaping boulders on the dam.

### **Do you need anything?**

The Northwood Trails hospitality committee is here to help. Contact chairwoman Brittany Craemer at [hospitalityNWT@gmail.com](mailto:hospitalityNWT@gmail.com).

## Social Committee News

*Abby VandenHull • beemariemvh@gmail.com*

The social committee had another great year and I would like to start by thanking our committee and neighbors who worked so hard to make these events happen. We ended the year with a special guest visiting Northwood Trails during Cookies with Santa. Everyone had a lot of fun and we can't wait to host the big man from the North Pole again next year!

Looking ahead in 2023, we are planning a full schedule again and would love your help. We meet once a month to plan the events and then attend events to help when we can. It takes a lot to make an event happen, so if you would like to join us, please contact Abby VandenHull at beemariemvh@gmail.com to find out more.

### JOIN US ONLINE

[eNeighbors.com](https://www.eNeighbors.com)

• Search for "Northwood Trails."

[Facebook.com](https://www.facebook.com)

• Group: "Northwood Trails - KS."



## Welcome, New Neighbors!

**Alexander Webster & Minjung Kong**

11592 Sunset Drive

**Timothy Fair**

11349 South Millview Road