



NORTHWOOD TRAILS

Newsletter

eNeighbors.com • May-June 2026

Hope, renewal and new life



The annual Northwood Trails Easter Egg Hunt on April 4 was a hit thanks to Melanie Weilert, Jim and Gerry Buehler, Heather Olson, Josie Noltemeyer and the 18 Bunny Helpers, pictured below at left, who stuffed a record-high 2,000 eggs in 45 minutes. That helped raise the limit to 15 eggs per hunter from 10 in the past! A benevolent Bunny posed with kids and a generous youngster, below, invented a potential new tradition, tossing candy from the Easter tree.



Social Committee News • Jess Perry • jessperry805@gmail.com

Social Committee has a full slate of events in 2026. A few to put on the calendar:

May 2-3 yard sale. Join the after-sale pickup list with a quick email to jillstuart@myyahoo.com.

May 30 Summer Kickoff party. Watch social media for the volunteer sign-up list from event lead Melanie Weilert.

June 4, July 16, and Aug. 6 monthly pizza nights. Order your 451 Pizza truck in advance at 451pizza.square.site, BYOB and enjoy your pizza by the pool.

Get ready for the **Great American Bike Ride July 11** with first responders for kids to meet, Popsicles, and an arts and crafts station to decorate their bikes and scoots for a parade to

celebrate 250 years of American independence!

Social Committee meets 7 p.m. the first Tuesday of each month at my home, an informal hang with snacks, a glass of wine and some '90s tunes to plan the neighborhood events. We'd love to have you; e-mail for directions!



Pond News *Keith Read*

keith.read@att.net

Calendar alert! Join the Pond Management Committee June 20 for the annual Fishing Derby and Kids Games event. Registration begins at the



Dock at 9 a.m. for the 9:30 to 10:30 a.m. Derby. Kids games will be open from 9 a.m. until the prize

ceremony at 11 a.m. We can always use volunteers to help with activities and games and more will be posted on our official NWT eNeighbors social media site.

Help keep our shoes clean!

I regret to report that dog waste is an ongoing issue on the paths around and leading up to our Pond. Many of you are doing a great job, however there are still some issues.

Please take advantage of the doggie waste bags available on the dam and up by the pool. We also have two garbage cans near the pond that we monitor and empty weekly, so you don't have to carry the little bag very far. Picking up after your pet right away allows your neighbors enjoy the pond without accidentally befouling their sneaks in Fido's little pile.

Please remind your kids that they, too, are responsible for picking up after little furry family friends when they take them for walks.

Thank you on behalf of the committee and all the folks who fish from the grassy banks of the Pond.

Architectural Review committee update



Max Mueller • *architecturalcommittee@nwthoa.onmicrosoft.com*

The Architectural Review Committee has seen several requests in recent months, which we appreciate. Just

a reminder that if you are doing anything to the outside of your home, including painting, window or door replacement, replacing a porch or adding a porch, putting on a new roof, or any other exterior change, the project must be approved by this committee. Stand alone sheds are not allowed in the neighborhood. Above-ground pools or hot tubs are not allowed unless approved by this committee.

We received several requests for roof replacements so I wanted to remind everyone that there is a document on the eNeighbors website listing the requirements when replacing a roof along with a three-page list of approved shingle types. If your request includes any of the shingles on that list, there should be no issue getting your project approved.

The committee's goals are to protect the look of our neighborhood and insure your project can be completed successfully. Don't forget, permits are required by the City of Olathe or Johnson County for most projects on the exterior of your home.

Yards of the Month *nwtlawnaward@yahoo.com*

Northwood Trails, nominate your neighbors by the 15th day of each month (May through September) for yard of the month. If more than three neighbors are nominated, a spin wheel will help choose winners. Send an address and a couple sentences of description to the email above! Your April honorees:

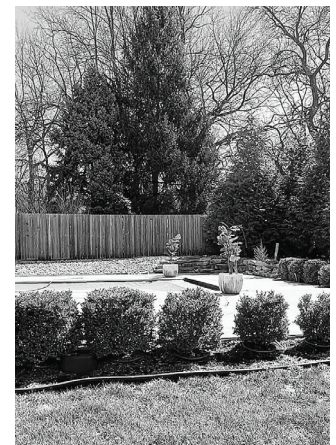


Congratulations to the Knisley Family, 18960 W115th Terrace!

Their sloped yard hasn't stopped them from creating a fun and functional space, complete with a Ninja course, cottage-style landscaping, and a cozy firepit, plus a basketball goal out front.

Congratulations to the Bough Family, 11615 S. Sunset Drive!

Their short backyard didn't stop them from maximizing their space—working with the city to extend into their side yard with beautiful fencing, creating a safe play area with two adorable treehouses and a basketball goal out front..



Congratulations Patel Family, 18769 W 115th Terrace!

They transformed their once barren backyard into a private play oasis with a pool, towering Green Giant Arborvitae and junipers and even tucked in a basketball goal.



Thinking about hosting during the World Cup? Read this first

With the World Cup coming to the Kansas City metro, we know some neighbors are excited to welcome fans from around the world. You might also be considering renting out a room or your entire home to make some extra cash.

Before you create a listing on Airbnb or VRBO, the Board wants to remind all members of the Northwood Trails Declaration of Restrictions to help you avoid potential legal issues or fines.

What the NWT restrictions say:

Our governing documents are designed to maintain a quiet, single-family residential community. There are two main sections that

apply to short-term rentals:

Single-Family Rule (Section 2): Our homes are restricted to “private residential purposes only” and are designated for occupancy by no more than one family. Renting out a portion of your home to travelers would violate this “single-family” requirement.

No Business Activity (Section 7): The restrictions state that no business of any kind shall be carried on upon any lot. Most HOAs and courts view short-term rentals as a commercial business activity rather than a residential use.

Why this matters:

While the World Cup is a once-in-

a-lifetime event, our restrictions exist to protect everyone’s property values and neighborhood character. Violating these rules can lead to:

1. Legal Action: Under Section 17, the HOA or even a neighbor can file an injunction to stop the rental.

2. Financial Costs: Homeowners found in violation may be responsible for legal fees and court costs.

The bottom line: To protect yourself from potential litigation or neighbor disputes, we strongly advise against listing your home for short-term rental.

— Rick Pickerill



NWT OFFICIAL

• Board communication, calendar, directory, bulletin board, classifieds: eNeighbors.com



NWT SOCIAL

• Community-run forum: Facebook “Northwood Trails - KS”
• Classified advertising: Facebook “Northwood Trails Buy, Sell, Trade”

Neighborhood communications • Julie Pickerill • jpickerill61@gmail.com

We hope you’re enjoying the season! One of the things that makes Northwood Trails such a great place to live is the beautiful, wooded character of our neighborhood. To keep our property values high and our streets looking their best, we wanted to send out a friendly reminder regarding lawn maintenance.

As outlined in our Declaration of Restrictions, we all share a commitment to keeping our property in good shape. Recently, we’ve noticed a few areas where the grass has gotten a bit long, or weeds have started to take over.

Quick Tips for Yard Care:

Regular Mowing: Please ensure your lawn is mowed regularly to prevent it from becoming unsightly.

Weed Control: Our restrictions (Section 15) emphasize maintaining a “fully sodded” or well-planted lawn. Keeping weeds in check helps maintain the uniform



Welcome to our new neighbors!

William & Anna Duncan
11405 South Hunter Drive

Jeffrey & Sonya Powell
18995 West 116th Street

look of the subdivision. *Natural Beauty:* While we love our trees, keeping the turf areas tidy helps balance the “wooded character” we all moved here to enjoy.

Per the HOA guidelines (Section 7), we want to avoid any “nuisance or annoyance” to

neighbors that can come from overgrown lots. Keeping your yard tidy is a simple way to show respect for your neighbors and our shared community.

If you’re having trouble getting to your yard work or need a recommendation for a local mowing service, reach out to the community — your neighbors are happy to help connect you with someone!

Thanks for doing your part to keep Northwood Trails a wonderful place to call home.

Trails Supervisor’s Update *Mark Sunderson • masun200@gmail.com*



Trail maintenance and repairs for this year are nearly complete. This year our trail budget was increased on a one-time basis not to exceed \$120,000; last year’s trail budget was \$75,000. Maintenance included hot asphalt overlay and seal coat. We will also be laying a small amount of concrete paving in the near future.

NWT has about 4½ miles of walking trails. We all can help to make our trails last longer, which helps control our annual dues and maintains our property values. Please check the trail adjacent to your home and clean up clumps of leaves or mud; moisture is an enemy of asphalt paving. Also, please pay attention to shrubbery overgrowth or overhanging limbs. It is the responsibility of all

TRAIL REPAIRS BY YEAR *in linear feet*

	2024	2025	2026
Overlay	1,260 l.f.	1,135 l.f.	1,655 l.f.
Seal coat	2,035 l.f.	1,305 l.f.	2,740 l.f.
Concrete	None	72 l.f.	125 l.f.

homeowners to keep the trails accessible and safe; if you don’t trim your limbs, someone else may, and you might not be happy with the results!

Please do not throw clippings or cuttings in an area adjacent to the trails, even if the other side of the trail is a “natural” area. Besides being an eyesore, these discards take a long time to decompose and provide a haven to critters and weeds that we would rather not have so close to homes.

drain directly on trails. The water can damage pavement and there is a safety hazard with ice or algae forming on the trail.

Also, it never hurts to pick up a little litter if you see it around the neighborhood. I have noticed a lot of polyester “fluff” — likely patio furniture pads torn up by animals — floating around the neighborhood lately. This fluff does not decompose and just pollutes the environment.

Sump pumps and downspouts should not