



NORTHWOOD TRAILS

Newsletter

eNeighbors.com • November-December 2023

Notes From Your President

Julie Pickerill

jpickerill61@gmail.com

Autumn is annual meeting time for NWT homeowners.

At the 2023 Northwood Trails Annual Meeting

— 7 p.m.

Tuesday, Nov. 14 at Grace United Methodist Church — we will be electing new members



to the neighborhood Board of Directors for 2024. The Board hopes you will attend the meeting. Check-in starts at 6:30 p.m. so the nominating committee can ensure at least 69 voting members are present or sent along a proxy in order to reach a quorum to hold the meeting. If you can't attend, please complete the proxy you received in the mail and mail it to your Board secretary, Nikki Cochran, at 18535 W. 116th Street or drop it by my home at 18520 W. 116th Street or send it with a neighbor who is attending. Please consider volunteering for a few hours each month for one of the many committees we have in our neighborhood.

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Battle for BBQ supremacy

The Great Northwood Trails BBQ Battle of Oct. 7 pitted chef vs. chef but ultimately united familiar faces with recent residents for a neighborly nosh.



Your 2024 Social Committee is taking shape and we crave your ideas and helping hands. Consider joining us or volunteering for a single event when you can. We wish you a blessed holiday season. Santa's mailbox opens Nov. 27 and concludes with our Cookies with Santa event Dec. 9.

Photos by Tom Harrington; drone photo by Randy Holder

From the Treasurer *Bryan Kelling* Bryan_Kelling@hotmail.com

As many of you have experienced in your daily lives, the price of goods and cost of services have increased. It is no different for the Association's costs for services such as grounds keeping and sprinklers and prices on supplies such as pool and pond maintenance chemicals. For that reason, NWT dues will increase for a second year following several years without an increase.

The annual meeting coming up at 7 p.m. Nov. 14 is a great opportunity to hear about the challenges we face in maintaining the expected level of upkeep of our amenities and the solutions we have put forth as a Board.

NWT 2024 budget

REVENUE:

Dues Assessment (Less discounts and Bad Debt Allowance) \$292,399.00

EXPENSES:

Administrative, Insurance & Legal \$26,850.00

Operating

Grounds \$54,000.00

Pond/Dam \$15,000.00

Pool \$64,125.00

Social Activities \$6,000.00

Utilities \$18,000.00

Total Operating \$157,125.00

Non Operating

Trail Repair/Replace \$70,000.00

Common Area Improvements \$25,000.00

Pool Repairs \$18,200.00

Total Non-operating Expenses \$113,200.00

Total Expenses \$297,175.00

Excess of Revenues Over Expenses (\$4,776.00)

Homeowners membership dues notices will go out at the end of December. As in past years, there

will be an early-pay discount.

Being part of a community means being accountable to others in the community. Small actions can go a long way toward helping curb costs of providing amenities for us all.

Maintenance and operational costs will keep rising. Anything we can do as a community to avoid unnecessary repair costs means more funds can go to maintain the community experience we all enjoy.

I would like to thank each and every member of our community for your support, be it financial, volunteer, or participant. You all are what make Northwood Trails a fantastic place to live.

Upcoming Events

Annual NWT Homes Association meeting
7 p.m. Tuesday, Nov. 14
Grace United Methodist Church
Please attend or ensure you submit a proxy.

Cookies with Santa at the Pool Tower
2 p.m. to 4 p.m. Saturday, Dec. 9
Drop letters in Santa's box Nov. 27 to Dec. 9.



The pool tower, clad in its spooky autumnal finest last month, will play host to Cookies with Santa Dec. 9.

Grounds Committee News

Gerry Buehler • GerryBuehler@sbcglobal.net

Wonder what it costs to maintain the grounds in Northwood Trails? The answer is it costs a lot.

Your dues dollars at work: Removing dead trees and limbs from common areas cost \$7,000 this year. Repairing and maintaining the sprinkler system cost \$4,266. The DS Lawn contract for mowing, trimming and similar maintenance was \$21,283. Next year's lawn service will cost \$35,000. Repairs in common areas, refurbished entrance lights, leaf removal,

new plants at entrance plus electric and water bills for lighting and irrigation added several thousand more to the total. Another \$70,000 is a separate budget line for trail replacement and sealing. Many projects we would like to accomplish in 2024 require a hefty budget.

If not for the hundreds of hours donated by our volunteers, we would be paying many thousands of dollars more. Please attend the annual Homes Association meeting at 7 p.m. Nov. 14 for more details.

Do you see a common area that needs attention? Want to be a part of the grounds committee? Contact Gerry at GerryBuehler@sbcglobal.net or 913-894-0154.



Pool News *Susie Kelling* *susiekelling@yahoo.com*

The cover's on, sunshades down and pool season 2023 is a wrap!

Thank you to the dedicated pool committee and all of our hard-working, responsible attendants, all of whom worked to extend a fun, safe, family-oriented amenity through Sept. 17. The pool contractor will soon put the system in winter lockdown and utilities will be shut off until the 2024 season. Have pool thoughts? E-mail ideas or to join our committee!

Diplomacy Update *Pete Mundo* • *peterfmundo@gmail.com*

Thank you to those who joined our Zoom call with the NWT attorney last month to discuss the possibility of amending the NWT Declaration of Restrictions.

As you know, the Board has voted to leave up to Association members whether or not to require homeowners to own a property for 36 months before being allowed to rent it out as a single-family unit.

This is not intended to impact current rentals, but to prevent large-scale investors, such as LLCs, from continuing to buy NWT homes and turn them into rentals, sometimes leasing to multiple unrelated parties. HOAs across Johnson County are taking action.

Those who see this as a worthy

endeavor to protect NWT will have the first opportunity to sign in the presence of a notary at the 6:30 p.m. Nov. 14 annual meeting at Grace United Methodist Church.

If you co-own a home with your spouse, both of you will need to be present for the notarized signatures (same if it is in a trust). If you do not support this, there is nothing for you to do, your absent signature is a 'no' vote.

To pass, this will require 67% of homeowners in Northwood Trails to sign this amendment to change the Declaration of Restrictions. A strong turnout next month will get the ball rolling on this large initiative on behalf of the neighborhood.

Questions? Email me.

Architectural Review Committee Update

Happy autumn to all in this great neighborhood!

As a reminder, homeowners must request an architectural review before beginning any home exterior or landscape project, per the guidelines agreed to when you purchased your home. Per your deed, this includes fencing and dog runs, covered decks and patios, roofing and siding materials, front door materials, outbuildings such as gazebos and the removal of trees larger than four inches in trunk diameter as measured two feet off the ground.

Your volunteer Northwood Trails Architectural Review Committee wishes you a peaceful holiday season.



Requests for review

At the NWT eNeighbors site, click through Documents → Architectural Guidelines → Architectural Review Request.

Return completed forms to Andy VandenHull, 11580 S Skyview Ln, Olathe, KS 66061 or email them to andyvandenull@gmail.com.

Check what must be approved at eNeighbors → Documents → Legal Documents → Deed Restrictions.

Community Relations

Rick Pickerill • *rickpickerill@gmail.com*

Olathe is the City Beautiful and we all have a role to play to keep our neighborhood beautiful. City code states severely damaged, dead or diseased trees must be removed. Limbs hanging lower than 13½ feet over a street or 10 feet over a sidewalk must be trimmed. There are many dead or dying ash trees in the neighborhood and they should be removed.

Per your deed restriction, request an architectural review request form before removing large trees, replacing a roof, replacing a fence or starting other exterior projects. Instructions are at left. Turning in the form protects you, your neighbors and NWT. Many times approval is a formality.

As a reminder, city code stipulates inoperable vehicles and those with flat tires cannot be stored outside. Vehicles must be street-operable, properly registered and not covered by a tarp.

Welcome, New Neighbors!

**Wilberforce Afuya
& Mutesi Bageni**
18956 West 117th Terrace

Andrew & Stacie Billard
18875 West 116th Street

Abbey Frese
18330 West 117th Street

Michael Haun
11569 South Skyview Lane

Alyson Reimer
18306 West 114th Street

Aaron & Terri Rose
11423 S Millview Circle

**Benjamin Wheeler
& Megan Corazzin**
18986 West 117th Terrace

Pond Committee Update

Matt Noltemeyer • MattNoltemeyer@gmail.com



Photo by Sally Noltemeyer

The NWT Pond Committee has received many compliments this year on the healthy appearance of the pond compared with others in the region. A subcommittee led by Pat Madden and Max Mueller will treat the pond twice before winterization and has stocked up on treatment chemicals for 2024 to stay ahead of cost increases. Doing it ourselves saves beaucoup bucks for the neighborhood.