

Stone Haven Homes Association

Fall 2011

Change in Trash/recycling.

Our trash/recycling collection will be substantially changed as of January 1, 2012, when we begin operating under the new county and city regulations. In order to lengthen the life span of the landfills, the Johnson County Commission passed a "pay as you throw" ordinance to become effective on that date. It requires that a single fee cover both trash pickup and recycling. The fee is to be based on the volume of trash generated per household. Any additional trash, beyond the amount that can be placed in the provided container, will be picked up, but the resident will be billed by the hauler for the extra bags. The cost of collecting trash placed in your container plus all of your recyclables will be paid by the Homes Association as part of your monthly dues. Stone Haven is a neighborhood of mostly singles or couples who usually generate only a couple of bags of trash per week. The new containers will hold 48 gallons and should be ample for our needs.

Yard waste cannot be placed in the trash. Normal yard waste (grass clippings and lawn debris) is collected by our lawn service. If a homeowner has additional materials such as trimmings from bushes or trees, the hauler will pick it up, if notified in advance, and will bill the resident \$4.00. They will also be available to collect large items (old furniture, carpet, appliances, etc.) for a reasonable fee to be paid by the resident. Arrangements for all extra pickups must be made in advance by calling 816/380-5595.

Each Stone Haven resident will be furnished two lidded, 48 gallon containers, one for trash and one for recyclables. Overland Park's code requires lidded containers be used. The containers have large wheels and can be easily rolled to the curb for pickup. They will have different colored lids. The one for recyclables will have a yellow lid and a listing of items to be recycled. Trash should be placed in bags before being tossed into the trash container. Recyclables must be loose and not bagged.

The trash hauler will be delivering the containers to each household in December. If you are going to be away this December, please call voice mail at 913/385-2440 and leave a message. We will relay that information to the hauler. As soon as you return and contact us, your containers will be delivered to you. As always, the containers must be kept in your garage until 24 hours before trash pickup.

In addition to changing the way your trash/recyclables are collected, you will also have a different trash hauler. The Board has contracted with **Town and Country** for all trash and recyclable collection. They will be using two trucks, one for trash and one for recyclables. If you currently subscribe to recycling through Deffenbaugh, that service will end December 31, 2011 and you will no longer pay extra for recycling. As of January 1, 2012, our new pickup day will be Friday.

The Board went through a thorough process of obtaining bids before selecting the new service. Container size selection was based on the needs of the average homeowner and ease of placing them on the curb. We expect **Town and Country** to serve us well and to operate in an efficient and professional manner. If, at any time, there is a problem or if you have any questions, call voice mail (913/385-2440) and we will get in touch with you as quickly as possible.

Annual Meeting.

Our annual meeting will once again be held at Tomahawk Ridge Community Center, 119th Street and Lowell. We will meet on Saturday, October 8th from 10:00 to 11:15. There is ample parking and no stairs to climb. Each director will give a report and will also make every effort to answer any question you might have about their area of responsibility. Copies of the budget for next year plus a summary of our financial activity for the fiscal year ending August 31st are enclosed. Please read them in advance of the meeting. We hope many of you will come and participate. The annual meeting is a great way to visit with your neighbors and to keep current on Stone Haven business.

Board Election.

Three directors are up for election this year. Officers are elected to the board, not to any certain position. Terms are for two years. There are a total of five directors, three being elected one year and two the next. Anyone may seek election, but it is essential the candidate have a computer as much of our business is conducted by email. Pertinent business is reviewed at the monthly meeting. The Board meets the third Monday evening of the month at the homes of its directors. Any homeowner is welcome to attend, but must call voice mail first in order to find the location of the meeting. A ballot for election of officers will be mailed to each household and can be returned by mail or to the annual meeting. Anyone who desires to run should contact voicemail. A write-in option is always placed on the ballot.

Year in Review.

We have just completed a very busy year in Stone Haven. The city completed its addition of a new turn lane on Antioch. The Board contracted with Guier Fence Company for additional fencing, identical to that used along both 119th Street and the north Antioch area, to extend south to our subdivision boundry. That fence has been completed and the city has reimbursed us for the cost of materials and labor.

A new lawn service was selected when our old one went out of business. As is customary, the Board solicited bids from three companies before settling on Next to Nature. We believe they have done a nice job overall. There are always small glitches with the change of service provider, but those have been dealt with and Next to Nature has our area looking very good.

The changes in both county and city ordinances for trash/recyclable pickup were put in place over the course of the past year. That gave us time to contact three companies for bids and to select the one the Board felt will best meet the needs of Stone Haven and its residents. We then had our new hauler bring us containers so that we might make the best selection. All of

this has been done in addition to painting and the many other duties of the Board. It's been a busy year, indeed!

Time to Think About Fall.

Next to Nature will continue regular mowing until the first hard freeze. Since our trees drop their leaves at different times according to the variety of the tree, it is very difficult to remove all leaves until around the end of November or the beginning of December. We will make every effort to remove the dead leaves and debris, but ask for your patience if nature does not cooperate. An early snow fall can cover the leaves and freeze them to the ground, making it impossible to finish the clean up. Snow removal, as in the past, will be by snow blowers when we have received three inches or more and the storm is past.

Remember, autumn is the optimum time to trim bushes and reseed lawns. The intense heat of last July left much of the grass brown and brittle. Those lawns are especially in need of restoration. Taking care of problems now can insure good, sturdy turf next spring.

Please don't forget...

- ✓ To be a good neighbor and scoop the poop if you walk your dog.
- ✓ To make sure our secretary has a current statement that shows you have insurance coverage on your home.
- ✓ To keep your garage door closed when you are not nearby in order to keep both thieves and critters outside.
- ✓ To get board approval if you are adding a deck, fence or satellite dish.
- ✓ No home in Stone Haven can be purchased for use as a rental.

Contact us by voice mail when you have a problem or question.

913/385-2440

