

Blackthorne Estates News

Spring 2011

From the President March, 2011

Happy Spring from your Advisory Board. With the approval from John Duggan, our developer, I accepted the position of president of our Advisory Board for 2011. With the assistance of outgoing Board President Steve Holland and Member at Large, John Weist, this transition has been very smooth. Thank you to both of you for your years of service to our neighborhood.

I am excited to welcome many new faces on the advisory board and appreciate the continued support of our dedicated committee chairpersons. Please help me in showing appreciation to all of our neighbors that volunteer so much of their time to make our neighborhood a better place to live and raise families. We are continuing to work on improving and enhancing our effectiveness in the area of communication. In addition to our website, newsletters and neighborhood meetings we are investigating options of eNews and hope to implement a street captain system soon. So please welcome neighborhood volunteers as they appear at your door to listen to your preferences regarding communication.

As our community continues grow I am excited to serve and represent all of you. With a little help from each of us we can continue to make this a great place to live. Please do not hesitate to contact me with any questions or concerns throughout the year. There is a link on the website to contact the Board. I look forward to seeing all of you at our upcoming neighborhood meeting.

*Brian Grewe
Advisory Board President*

2011 Advisory Board

EXECUTIVE BOARD

President: Brian Grewe
Vice President: Open
Secretary: Erin Schmidt
Treasurer: Jenica Chartier
Members at Large:
Branden Banks
Dave Scott
Robert Urbanek

COMMITTEE CHAIRS

Architectural Review Committee:
Robert Urbanek
Communications:
Website – Eason Pritchard
Newsletter – Mary Anne Williams
Pool: Sabrina Grewe
Social: Margie Matheny
Welcome:
Branden Banks
Brian Grewe
Dave Scott

*For contact information:
www.blackthorneestates.org*

ANNUAL HOA MEETING

March 22nd @ 7:30 p.m.

Sunrise Point Elementary

Important News from the Board

Blackthorne Estates

2011 Trash/Recycling Program

Waste disposal and recycling services are included as part of your annual Blackthorne Estates Homes Association dues. Both trash and recycling pickup is provided by Deffenbaugh Industries once per week on Thursdays. No trash or recyclable materials should be placed at the curb more than 24 hours before pickup, all carts and other containers should be ready by 7:00am on pickup day.

A few times each year, Deffenbaugh delays trash and recycling services by one day to make up for holidays granted to their employees. Consult the Deffenbaugh website for observed holidays or watch the Blackthorne Estates website for notifications of delayed pickup.

Included in the monthly waste disposal fees paid by the Homes Association on behalf of each household:

- Up to 65 gallons of trash (must be bagged and placed inside the trash cart provided by Deffenbaugh). Trash will no longer be accepted in non-Deffenbaugh containers.
- Up to six (6) brown paper yard waste bags (available at most hardware stores and garden centers at approximately 5 for \$2.00).
- Up to 65 gallons of recyclable materials in the recycling cart provided by Deffenbaugh plus an unlimited volume of qualifying recyclables placed at the curb in a container clearly labeled as recycling (corrugated cardboard can also be tied in 2' x 2' x 1' bundles and placed next to the recycling cart).

Options for additional trash capacity for additional fees (contact Deffenbaugh Customer Service directly at 913-631-3300 and the homeowner rather than the Homes Association is responsible for those fees):

- If you believe you will have a regular need for more capacity, additional 65-gallon trash carts can be provided for a fee of \$5 + tax per month to be billed directly to the homeowner on a quarterly or annual basis per your choice.
- If your extra capacity needs will be more sporadic and don't necessarily require the additional cart, extra bag stickers can be purchased (10 for \$12.50) to label trash bags of up to 39 gallons in capacity for authorized pickup.
- If you have excessive trash or large items for pickup (furniture, appliances, construction debris) Deffenbaugh can dispatch a dedicated large item disposal vehicle (minimum fee runs between \$35 and \$75 depending on type of materials)
- If you will be generating significant trash material due to building or on-site construction activities, Deffenbaugh has a host of residential services options ranging from job site containers to one-time large load pickup.

Revisions to Johnson County (Oct 2010) and Overland Park (Jan 2011) regulations governing trash disposal and recycling are becoming clearer. The waste disposal companies that operate within those boundaries are implementing changes to comply with the new regulations. In September, 2010, our Homes Association entered into a new agreement, effective January 1, 2011, with Deffenbaugh Industries for trash and recycling service to comply with the pending rule changes. Deffenbaugh has supplied each household with one 65-gallon trash cart and one 65-gallon recycling cart. The County estimates that for the average family of 4, normal weekly trash and recyclable material accumulation should not exceed the capacity of these two 65-gallon containers. The County now charges waste disposal companies a pay-as-you-throw fee for the initial per-household cart plus additional charges for any surplus trash picked up.

Waste disposal companies are accounting for the surplus by counting the number of additional 65-gallon trash carts delivered to households within the subdivision as well as counting the number of extra trash bags with the authorized "extra bag" stickers. As a result, Deffenbaugh will not accept any trash in containers not directly supplied by them. This includes 65-gallon trash carts from other brands (like Tote) that are dimensionally and mechanically the same as the Deffenbaugh carts. You can, however, repurpose any of your existing trash containers to be used for additional recycling capacity by simply affixing a standard (8" or 12") recycling sticker on the side where it will be clearly visible during recycling pickup.

The 2011 Blackthorne Estates Trash and Recycling Pickup Plan conforms with all of the new county and city recycling regulations and as such, will not result in the same service re-negotiations and per household per month fee increases faced by many neighboring subdivisions. If you have other questions regarding this service, please contact Deffenbaugh's Residential Services number at 913-631-3300.

Important News from the Board

Blackthorne Estates

Neighborhood Tree Update

To validate the problem before committing significant Homes Association dollars for complete tree removal and replacement, an arborist was invited to physically inspect all of the pines on the Mission Rd screening berms. The bad news is that the pine trees in question look as good today as they are ever going to look. They are over 10 years old and have nearly reached their maximum size. They have contracted a variety of diseases, infestations or stunted growth conditions. They can be sprayed; they can be pruned; and the needles can be removed to promote longer life, but...

The good news is that they are all Austrian pines rather than a mixture of Austrian and Scotch. The Austrian pines are more resistant to disease and infestation. The arborist also found that while there are several varieties of fungus, disease and infestation, only a small percentage are actually impacted by the borer that was discussed during last year's Homes Association meeting. He recommended a 3 to 4 year removal and replacement plan rather than wholesale uprooting of the entire tree population in one season. He also indicated that not all of the removed trees should be replaced, because stunted growth due to overcrowding was also a pervasive issue with these trees.

Based on that recommendation, Board representatives walked the property to identify two groups for immediate action: 1) trees that were in the worst shape and in obvious need of immediate removal, and 2) trees that were in the best shape that could, with proper maintenance, last us another 5 or 10 years. The inspection identified 14 trees for removal and 17 trees for pruning and maintenance. This impacted only about 1/3 of the total pine tree population.

Bids were solicited from Everhart Tree Service, Arbor Masters Tree & Landscape and Russell Lawn Care to complete the work. Russell Lawn Care was awarded the bid. The intent was to do some work immediately to get rid of the bad while protecting the best. Then, after considering the budget, come back to classify the remaining trees into "keep and maintain" vs. "remove and replace" categories. 14 trees were removed and 17 trees were pruned along Mission Rd (both north and south of the entrance). Based on the arborist's recommendation, we can manage the removal and replacement of the remainder of diseased trees over a period of years, rather than days, as was previously thought.

To prevent the tree problems from getting out of hand this year, the 2011 budget includes an allocation of \$450.00 out of the property maintenance fees for "Tree Pruning" along with discretionary funds of \$1500.00 that were set aside for "Tree Removal" (evenly split between Spring and Fall). In addition, discretionary funds of \$2500.00 were budgeted for "Tree/Perennial Shrub Re-Planting" which will occur in September or October when end-of-season pricing is at its best. The fall replanting will include a mix of trees and shrubs based on the arborist's recommendation. This will help improve visual appearance and noise screening on the berms, but will not re-introduce the overcrowding that was a key contributor to our current state of affairs. While still a significant neighborhood investment, this \$4450.00 is a far cry from the tens of thousands of dollars in current year expense we were potentially facing when the issue was introduced last year.

Social Committee News

Thank you to the Social Committee for their hard work, planning all of the exciting events we enjoyed in 2010. The committee is busy planning events for 2011, including the Easter Egg Hunt on April 23rd and a Pool Party on June 19th! If you would like to join the Social Committee and make a difference planning our neighborhood events, please call Margie Matheny at (913) 402-0229!

OUR NEIGHBORHOOD POOL OPENS ON MAY 27th.
Need a Pool Key? Call Sabrina Grewe at (913) 402-7556

Blackthorne Estates News

Spring 2011

BLACKTHORNE ESTATES Homes Association Meeting

Tuesday, March 22nd at 7:30 p.m.
Sunrise Point Elementary School
15800 Roe Blvd., OP, KS

MEETING AGENDA:

Final words 2010 Board – Steve Holland
Introduction of 2011 Board and Committee Chairs – Brian Grewe
2011 HOA Dues- Brian Grewe/Steve Holland
2011 Budget – Robert Urbanek/Jenica Chartier
Deffenbaugh Trash and Recycling – Robert Urbanek
Common Grounds Tree Maintenance Programs – Robert Urbanek/Robert Russell
2011 Discretionary Spending Update- Brian Grewe/Board
HAKC – Homes Association of Kansas City – Brian Grewe/Clarence Foxworthy
Committee News Events - Committee Chairs
Open Discussion and Questions

Please attend this important meeting!

COMMUNITY WEBSITE

Log on to www.blackthorneestates.org for the latest community info!

New Residents –visit: <http://www.blackthorneestates.org/categories/new-residents/>

Advisory Board - members and titles <http://www.blackthorneestates.org/committees/>

Residential Documentation - <http://www.blackthorneestates.org/resident-information/>

Social Events, the current Newsletter and More!

In an effort to improve communication, the advisory board is considering an e-mail notification program. If you haven't already done so, please complete the enclosed form and return to Tara Lencioni Geer or drop it off at the March 22nd Meeting.