

# *Blackthorne Estates News*

Fall 2011

## *From the President September, 2011*

I hope everyone had a fun, safe and enjoyable summer. The extreme weather conditions have left their mark on our neighborhood this year. We are still reminded with all of the contractors busy in the neighborhood. The wind, rain, hail, and extreme heat have taken their tolls, however, we are hopeful for some relief this fall.

We will be having a fall neighborhood meeting to discuss important items such as the budget, pool repairs, and finally, the fountains at the entrance. We have done a great job of remaining within our budget this year despite a few unexpected expenses. So, we remain in good financial shape for the remainder of the year.

The Advisory Board has received much communication this year regarding the status of the fountains and therefore will be presenting the problems and the possible solutions at this meeting, which may result in a special assessment. So those who are interested please attend this important meeting to provide your feedback to the board. Thank you to all of the neighbors that have volunteered their time so far this year to make our neighborhood a great place to live and I hope to see all of you at the meeting.

Best Regards,

*Brian Grewe  
Advisory Board President*

## **2011 Advisory Board**

### EXECUTIVE BOARD

President: Brian Grewe  
Vice President: Jim Arensberg  
Secretary: Erin Schmidt  
Treasurer: Jenica Chartier  
Members at Large:  
Branden Banks  
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](http://www.blackthorneestates.org)*

## **HOMEOWNER'S MEETING**

Thursday, September 15  
Sunrise Point Elementary  
7 to 9 p.m.

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## **Social Committee News** – *Margie Matheny*

The BBQ this year was another success. Thanks to everyone for coming out! Thank you to everyone from the Social Committee for all of your hard work with the BBQ this year. It was a great day! The kids really enjoyed all of the games and the food was great! We did have some suggestions about adding a potluck dessert to the event. The social committee is always looking for ways to improve our events so please let us know if you have any.

The social committee tries to plan events to bring the neighborhood together. We are in need of more volunteers so that we can continue our wonderful events. At the September neighborhood meeting there will be a sign up sheet. We are not able to continue our events unless we have more volunteers. Please take a moment to sign up to help us continue to make our neighborhood the best it can be. If you would like to sign up and are not able to make the meeting, please contact Margie Matheny 913-402-0229.

We are planning an Adult Night at the Pool in September. Please watch the website for more information to come.

### ***Our Social Committee Needs Your Help!***

*As residents of Blackthorne Estates, we've all had the opportunity to enjoy the many social activities organized by our Social Committee. The sad truth is that these wonderful volunteers are unable to share in the fun due to the work that is required to make sure the event is a success. The majority of our committee members have been volunteering for YEARS!*

*Please, consider making a gift of your time and talents and join our Social Committee so that we can continue to look forward to wonderful activities in the future!*

## **Neighborhood Trees Update** - *Robert Urbanek*

The Advisory Board has tagged the next set of neighborhood trees (Austrian Pines) to be removed as part of our multi-year program to thin out diseased and overcrowded trees and replace them with a more appropriate density of trees and shrubs. It is the Board's hope that the tree removal and stump grinding can be completed before the Fall Neighborhood Cleanup.

The trees selected for removal are those with the most serious issues and/or the ones most visible from public access ways within or adjoining the neighborhood. In addition to tree removal, we will also be trimming out the dead/diseased branches of many other trees either prior to or during the Fall Neighborhood Cleanup.

The first round of replanting will also happen this year during our Fall Tree and Shrub Planting day. Check the newsletter, neighborhood emails and the neighborhood website for details on how you and your family can volunteer to assist in the planting.

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## **Fall Neighborhood Cleanup** – *Robert Urbanek*

### **Date/Time**

Date(s) - 1 Oct 2011

9:00 AM - 1:00 PM

### **Location**

[Blackthorne Estates Pool](#)

The Blackthorne Estates Homes Association fall cleanup day will be held on Saturday, October 1st from 9:00 am to 1:00 pm. The neighborhood areas we will try to address are the Mission Rd common grounds, the entrance landscaping, the pool, the pool/playground common area, all 9 cul-de-sac islands, the walking trail common grounds and the Plat 5 pond and common grounds. Cleanup activities will include tree removal, tree and shrub trimming, fountain pump-out, landscape cleanup, painting the pool house, painting the pool bathrooms, power-washing the pool pergola and an all-neighborhood trash pickup.

This is a very ambitious fall cleanup plan that we can only accomplish with the active participation of many neighborhood families. Thank you in advance for taking a few hours out of your busy lives to help make the Blackthorne Estates neighborhood a better place to live. The Homes Association will supply trash bags, yard waste bags, paint and painting supplies and all power tools required. Neighbors should bring their favorite pair of work gloves, rakes, shovels, hoes, hand tools and rubber boots or waders (for fountain pump-out and walking trail/Plat 5 pond trash pickup). All volunteers should meet at the pool parking lot at 9:00 am where we will make work crew assignments and distribute volunteers throughout the neighborhood.

## **Fall Tree and Shrub Planting** - *Robert Urbanek*

### **Date/Time**

Date(s) - 15 Oct 2011

9:00 AM - 1:00 PM

### **Location**

[Blackthorne Estates Pool](#)

The Blackthorne Estates Homes Association will be having a fall tree and shrub planting event on Saturday, October 15th from 9:00 am to 1:00 pm.

The Homes Association will be purchasing a variety of trees and shrubs to replace some of those that have been removed, damaged or destroyed over the last several years. Planting locations will be pre-marked and the planting materials and soil will all be provided by the Homes Association. Volunteers should bring their favorite pair of work gloves, shovels and wheelbarrows and meet in the pool parking lot at 9:00 am.

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## **Architecture Review Committee Reminder** – *Robert Urbanek*

Just a friendly reminder that the Blackthorne Estates Homes Association is governed by a set of Declarations of Restrictions outlining the requirements for exterior changes to your home or property. Copies of the Declarations should have been part of your closing documentation but are also available from the Johnson County Recorder's Office or the neighborhood website at <http://www.blackthorneestates.org/resident-information/>.

The Advisory Board has authorized the ARC to implement a fast-track approval process for repairs/replacement due to hail damage when the homeowner is doing like-for-like replacement using approved materials. Details about the process can be found in the "Hail Repairs" article on the neighborhood website at <http://www.blackthorneestates.org/2011/04/hail-repairs/>. Fast-track approvals are generally granted within 2 to 3 business days.

If you are making changes to your home or property as part of your hail repairs (changing colors, changing materials, enhancing your home design) or if you are making changes/enhancements that are not related to the hail storm, your request will have to be reviewed by the full ARC committee and may require a site visit, which is performed Thursday evenings at 7:00pm during the weekly ARC neighborhood walkthrough. For full ARC committee requests, please allow at least 7 calendar days for review and approval.

The Change Request form along with a Quick Reference Guide describing the submission and review process can be obtained from the neighborhood website at <http://www.blackthorneestates.org/documents/> and can be filed electronically from that same location.

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## **COMMUNITY WEBSITE**

*Log on to [www.blackthorneestates.org](http://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!***

# **BLACKTHORNE ESTATES**

## **Fall 2011 Homes Association Meeting**

Thursday, September 15th at 7:00 p.m.  
Sunrise Point Elementary School  
15800 Roe Blvd., OP, KS

*The meeting is open to all residents of the Blackthorne Estates subdivision and you are encouraged to attend to influence the decisions and direction for our neighborhood.*

*Topics of discussion for the agenda should be submitted to Brian Grewe, Advisory Board President.*

*The Agenda for this meeting will include, but is not limited to:*

### **MEETING AGENDA:**

Introduction – Brian Grewe  
Social Committee Update – Margie Matheny  
Financial Report – Jenica Chartier  
Website Update – Eason Pritchard  
ARC Update – Robert Urbanek  
Pool Repairs and Update – Brian Grewe  
Fountain Repairs and Update – Branden Banks/Board  
Open Discussion and Questions

Please attend this important meeting!