



NORTHWOOD TRAILS

Newsletter

eNeighbors.com • January – February 2024

Social Committee News

Jess Perry • j3s5y@aol.com

Happy new year, neighbors!

Thank you all for an amazing year of coming together as a neighborhood during the various events your social committee and volunteers worked tirelessly to put together. From the Easter egg hunt to the summer kickoff, cool treats by the pool and our delicious barbecue competition, it was a great year to meet a lot of long-time neighbors and new families.

I will be taking over Social Committee chairwoman duties and want to extend a huge thank you to Abby for all of her hard work. We are all wishing her well as she moves on to new adventures in Florida! Thank you to the rest of the social committee



Kris Kringle dropped by on Dec. 9 for a reconnaissance mission ahead of his annual cross-global overnight trek Dec. 24-25. Sporting a suit of red, cap on head, and beard that's white, The Jolly One chatted about that special night with Northwood Trails families sipping steaming cups of hot cocoa and munching cookies.



and all of the volunteers that help with setup, cleanup and all of the in-between. We definitely can't do this without you all, literally! With that said, we would love to see fresh faces, so if

you have ideas and suggestions or simply want to lend a hand, reach out with an email. Social Committee hopes you will all join us for a full slate of NWT events as we continue the festivities in 2024.

From The Treasurer *Bryan Kelling* • bryan_kelling@hotmail.com

Welcome to 2024!

January kicks off your homes association's fiscal year. Dues notices reflect an unfortunate reality heading into 2024: Across-the-board price increases for goods, services and utilities you've no doubt witnessed firsthand.



For NWT, that means more funds for pool and irrigation services, mowing and tree trimming, to name a few. It means larger water and electric bills to maintain our entrances and pool. It means

increased costs for pool supplies and treatments that keep algae from overtaking the pond.

It is within this wintry economic climate that your volunteer Board of Directors also takes on paying for maintenance deferred during several consecutive years when dues were steady but inflation persisted. We're also planning for some end-of-life-cycle projects, such as replacing the pool surface and one of the heaters.

The Board, tasked with maintaining NWT at the high standard to which we've all become accustomed, voted, in accordance with NWT

bylaws, to raise dues to \$660. Pay \$630 in full by Jan. 31 and save \$30. Or pay \$330 by Feb. 28 plus \$330 by April 30. **Late fees apply beginning May 1** — a change from previous years to streamline getting all members in good standing by pool season kick-off.

While association activity quiets in the winter, our big four committees — Grounds, Pond, Pool, and Social — are always planning. The phrase "many hands make light work" is never more evident than when our great events are taking place. A great place to build community is right here, so please consider it!

Notes From Your Board President *Pete Mundo* • peterfmundo@gmail.com

Happy New Year! As we all begin thinking about the upcoming year and everything that's to come in Northwood Trails, I believe it's always valuable to take



a step back and realize how grateful my family is for this outstanding neighborhood we get to call home. Terrific memories were made across our community in 2023.

In our fast-paced world, there are challenges homes associations across the country are facing for the first time But please know everyone involved is working hard to balance the needs and wants of the neighborhood as best we can.

Transparency and accessibility will be a continuing goal of this Board in 2024. eNeighbors has been updated with changes to the board, which has everyone's contact information, and we encourage everyone to stop by our monthly Board of Directors meetings set for 7 p.m. Tuesday, Jan. 9 and Tuesday, Feb. 13 at Grace UMC across Ridgeview Road from NWT. The first 30 minutes are available for homeowner input. The more everyone in the community knows about the happenings and operations of the board, the stronger our community will be and the better we can all work together to strengthen and protect Northwood Trails.

2024 BOARD OF DIRECTORS

Officers President – Pete Mundo
Vice President – Sally Noltemeyer
Secretary – Nikki Cochran
Treasurer – Bryan Kelling

Committee chairpersons Architecture Review – Andrew Goggin
Community Relations – Julie Pickerill
Grounds – Gerry Buehler
Pond – Matt Noltemeyer
Pool – Susan Kelling

Liaisons Social – Abby VandenHull
Trails — Mark Sunderson

As many of you are aware, the amendment to the NWT Declaration of Restrictions limiting LLC ownership in the neighborhood has already received nearly 75 signatures of approximately 300 needed. It's a great start. Amendment information I've addressed in prior newsletters can be reviewed at eNeighbors, where you can print a form to have notarized, if you so choose.

Please don't hesitate to reach out with questions or concerns via email at peterfmundo@gmail.com.

Grounds Committee News • *Gerry Buehler* • GerryBuehler@sbcglobal.net

New Year's greetings, neighbors!

We have many projects to be completed in 2024:

NWT Repairing and upgrading our pool tower picnic porch and entrances are at the top of the list.

NWT Repairing and upgrading our sprinkler system to achieve savings with rain sensors.

NWT As usual, we will be reporting dead trees in residents' yards to the city, making a list to remove dead trees on our common property, and planting a couple new trees.

Our grounds committee goal is for Northwood Trails to be a well-maintained and inviting neighborhood to current and prospective residents.



Some neighborhood trail spots are nearly impassable. Please check behind your home for branches that need trimmed, leaves needing raked and snow or ice needing mitigation. Your neighbors will be thankful for your work.

Grounds Committee's first 2024 meeting will be at 7 p.m. Feb. 19 (the third Monday of the month) in the Buehler home at 18505 W. 114th Street.

If you would like to join our committee, or see a common area trouble spot that needs attention, contact Gerry Buehler at gerrybuehler@sbcglobal.net.



Neighbors dressed the pool tower in festive finery and Mother Nature added a healthy drape of snow just as the area became the Northwood Trails dropoff site for direct mail to the North Pole c/o Papá Noel.

Community Relations News

Julie Pickerill • jpickerill61@gmail.com

Happy 2024, Northwood Trails!

I hope your holidays were thoroughly enjoyable. If you are one of the many who volunteered in 2023, on behalf of the entire neighborhood, thank you so much.



If you didn't volunteer last year, 2024 is a new opportunity for you. Volunteering is crucial to this neighborhood, providing all the amenities we've come to expect: the pool, pond, trails, common areas, and social events throughout the year.

Volunteering helps keep our dues down as well. Two recent examples: I observed 114th Street neighbors Tony and Regina Wittman repairing the monuments at our entrances and refreshing them with a new coat of paint. Also, take note of the Ginkgo tree along Ridgeview Road at 117th Street. The tree and planting labor were donated by Millview Road neighbors Gary and Barb Lammers.

Had these jobs been hired out, it would have cost NWT many hundreds of dollars. Our well-kept monuments and exterior common areas are the first things drivers see when they enter or pass our neighborhood and think "this is where I would like to live." They offer a sense of pride when we head out into the world and return back home. They help keep our property values competitive.

We had a large turnout for our annual homeowner's meeting in November. Thanks to all in-person and by-proxy participants. Bylaws prohibit starting the meeting if there isn't a quorum representing at least 68 homes out of 459. Often Board members are scrambling, calling neighbors at the last minute to reach that quorum, but this year was pleasantly different, perhaps due to the referendum to curtail rental companies from buying properties in NWT.

Regardless, thanks on behalf of the Board for the great turnout.

Welcome, New Neighbors!

William Godfrey and Katelyn Joyce

18411 West 114th Terrace

Pond Committee News

Matt Noltemeyer • MattNoltemeyer@gmail.com

We'll take a cup of kindness yet, for auld lang syne!

Happy New Year, neighborinos — time to get going on those 2023 taxes! Unfortunately, your quarters spent on fish-feeding family fun down at the NWT pondside deck aren't deductible.



It was a mostly quiet fall around your neighborhood water feature. For your information, the quarter-per-handful fish feed machine was damaged beyond repair and the custom housing was scarred in a break-in attempt by teens filming stunts on the dock on Nov. 29. A new machine will be installed in the spring using feed sales proceeds.

In early December, a skilled team of pond operators removed and cleaned the aerator motors for winter storage, treated the water, and installed the ice warning signs. As a reminder to the young, brave and foolish and the seasoned but fallible, it is never safe



Pond neighbors went big with exterior illumination for a fun, old-fashioned family Christmas with kith and kin. A grey heron worked the day watch out of a hushed aerator Dec. 22.

to walk on the ice due to unknown ice thickness and pond depth. Please set a good example for young folks as you take the winter air at your pond.

May your new year be full of adventure and growth.

Pool Committee News

Susie Kelling • susiekelling@yahoo.com

Happy New Year from the Pool Committee! We'll soon begin planning the 2024 pool season. Email me with suggestions, solutions, or to join the committee.

Architectural Review update

Andrew Goggin • andrewjgoggin@gmail.com

Hello neighbors, I am Andrew Goggin, the Architectural Review Committee chairman for



Northwood Trails. I have been living in the neighborhood for two years with my wife and two small children. I enjoy the friendly and welcoming atmosphere of this community and try to participate in all of the social aspects that Northwood Trails has to offer. I have a professional background

in insurance and have a passion for introducing new people. I am always happy to help with any questions or concerns regarding the architecture and structure of the neighborhood.

UPCOMING EVENTS

Monthly Board Meetings

Tuesday, Jan. 9, and Tuesday, Feb. 13
7 p.m. at Grace United Methodist Church

Grounds Committee meeting

7 p.m. Feb. 19, 18505 W. 114th St.

Ladies' Lunch Group, first Thursday each month.

Email GerryBuehler@sbcglobal.net for details.

Dining Out Group, third Saturday each month.

Email JimBuehler@sbcglobal.net for details.

NWT ONLINE

• Bookmark Northwood Trails at eNeighbors.com to see posts from neighbors and official Board of Directors communication.

• On Facebook, find "Northwood Trails - KS" or "Northwood Trails Buy, Sell, Trade" for classifieds.

