



NORTHWOOD TRAILS

Newsletter

eNeighbors.com • May-June 2024



POOL Tower PORCH gets its glow-up

Your Northwood Trails Pool Tower Porch was rebuilt in March under the auspices of the Grounds Committee, which handled the request for bids, selected a contractor and served as project liaison. As you can see at far right, the ceiling and posts all had significant rot. Some cost savings were realized when many of the joists were found in good shape. The refreshed gathering place for our many social events and general use by neighbors (for example, the handsome young trio with a furry friend, pictured at top) reflects your dues at work on a unique gathering place and point of pride for Northwood Trails.

Photos by Susie Kelling (above & top) and Regina Wittman

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



Tulips are in full bloom and spring has sprung!

Summer annuals will be planted in common areas after the tulips are finished showing off. In August, volunteers will stain and paint the rebuilt Pool Tower Porch after the fresh lumber has a chance to dry out. Our new groundskeeping contractor, Constant Care, is doing a terrific job.

NWT common-area sprinklers are set to run 2 a.m. to 10:30 a.m., so if you see them running outside that period, please phone me posthaste at 913-894-0154. Also, call or e-mail if you see any areas needing attention or want to join our committee, which meets monthly on the third Monday.

Social Committee News *Jess Perry • j3s5y@aol.com*

The Social Committee hopped right into spring with a fantastic Easter Egg Hunt across from the playground at Northwood Trails Access Park. We had a fantastic turnout. The kids all seemed to have a blast, and we even got almost all of the eggs back!



I want to give a special thank you to Melanie Weilert, the chairwoman of this terrific event.

She did a fantastic job being our Easter Hostess with the Mostest.

The next big event on your eNeighbors calendar is the Northwood Trails Spring Garage Sale weekend, May 3-4. Contact Erin Jeffrey if you're selling and would like to donate your leftover, unsold items so she can ensure you are on the pick-up list.

The fun continues, neighbors! This summer promises to be a season of joy, sunshine, and delicious food. Get those inflatables blown up and stock up on sunscreen for the annual Summer Kick-off Party on May 25 marking the official reopening of Olathe's best pool ... ours! Watch the socials for a Signup Genius link because we're looking for a few slicing pros to carve up watermelons, a couple grill masters and some set-up/clean-up assistants. Your help will ensure a quick, efficient job so we can all start celebrating summer!

Got plans June 15, the Saturday before Father's Day? Sure you do: The annual Northwood Trails Fishing Derby. It's a collaborative event brought to you by the Pond and Social committees wherein your littles can compete for prizes



E.B. hopped by Northwood Trails Access Park March 30 for a meet-and-greet with NWT youngsters who hunted hundreds upon hundreds of candy-packed eggs.

Food Truck Fridays (& Thursdays) at Northwood Trails Pool 2024

JUNE 7 RICO PICO PUERTO RICAN ISLAND FAVORITES

JUNE 13 HUNGRY GATOR FOOD TRAILER
VETERAN-OWNED BURGER, DOG, PHILLY, TACO, NUGGETS STAND

JUNE 21 TAP THAT KC & GIGI'S SEAFOOD
BEER, COCKTAILS & LOUISIANA-STYLE CRAWFISH

JUNE 27 TEXAS BBQ HOUSE MOBILE
PO'BOYS, BRISKET, PORK, ST. LOUIS-STYLE RIBS, SMOKED POTATOES

JUNE 28 TASTE OF ALOHA SHAVED ICE

JULY 11 RAGUSA'S ITALIAN CREPE CAFE
SAVORY CREPES, SWEET CREPES, KIDS CREPES, ITALIAN SODAS

JULY 18 TACOS REGIOS
TACOS DE BARBACOA, TOSTADOS, QUESADILLAS & BURRITOS

JULY 25 RICO PICO PUERTO RICAN ISLAND FAVORITES

AUG 1 HOGS AND KISSES
2023 GREAT NORTHWOOD TRAILS BBQ BATTLE CHAMPIONS

in three age-group categories for shortest fish, longest fish and most fish caught during a timed derby at your neighborhood pond. All are welcome to come down, grab a snack, watch the action and meet other neighbors of all ages. Fishing Behind the Curtain and crafts offer a fun morning for the little-littles.

Social Committee is thrilled to announce the return of Food Trucks at NWT Pool. We have local food truck small businesses serving a wide variety of cuisines lined up Thursday or Friday evenings except for Fourth of July week. Check the NWT Facebook and eNeighbors calendars for

schedule changes and bring cash or credit card to enjoy a restaurant meal at the pool!

After summer's fun is done, we'll plan for the Great Northwood Trails BBQ Battle 2024 and the fall garage sale weekend. And, with 8 months to go, odds are strong that Santa will stop by over Christmas.

If you are interested in being a part of the magic that makes this neighborhood so sought after, come to one of our Social Committee meetings on the first Wednesday of the month — we have wine for those inclined! — or reach out to me with questions.

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

As the weather continues to warm up, it's always an exciting time to be a Northwood Trails resident and enjoy all that our Association has to offer. The pool is obviously at the top of the list, at least this time of year!



For those looking for an update, the NWT Declaration of Restrictions amendment limiting LLC ownership has already received more than 75 signatures out of about 300 needed. Winter was slower, but with more community events planned for the summer, please watch eNeighbors for information on when a notary will be available at NWT events so you can sign the amendment if you wish.

Welcome, New Neighbors!

Kevin McMillen & Jennifer Decker
11402 S Millview Road

A reminder that every neighbor is invited to our monthly board meetings. The first 30 minutes are available for neighbors to ask questions, relay concerns, report problems or offer solutions. Social media can be a valuable tool, but in-person interactions are always the best for everyone involved. Our upcoming monthly Board meetings are set for 7 p.m. Tuesday, May 14 and 7 p.m. Tuesday, June 11 at race UMC across Ridgeview Road from NWT.



Photo by Susie Kelling

It's back! A generous handful of feed for 25¢.

Pond Committee News *Matt Noltemeyer@gmail.com*

Hi-dilly-ho, neighborinos!

Your neighborhood water feature played host to the on-site portion of Johnson County K-State Research and Extension's "Pond Management for HOAs" class April 11. Extension fisheries and aquatics specialist Joe Gerken told members of the public and the Pond Committee that our humble body of water was in good shape, well managed to reach our



visual and functional goals and that our 2022 investment in a bubbler system was working great to keep the water oxygenated. Mr Gerken offered suggestions for equipment placement, potential water plant use, and ways to tinker with our cocktail of inputs used to keep the water clean, algae at bay and muck from building. We're planning to have the expert out for a more thorough analysis of pond health soon. Thank you Keith, Pat and Max for getting our pond tip-top for the event.

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



Ready for some fun in the sun, NWT?

Here are the steps to make sure your splash pass for pool entry is activated!

Timely payment of your HOA dues is of utmost importance to get your splash pass (distributed last pool season) activated to open the pool door. Allow two weeks processing time from the date your payment is received by Homes Association of Kansas City before you will have access to use the pool. Once you are on the members in good standing (MIGS) list, download

Have pool ideas and a few hours a month to volunteer? Email us to join Pool Committee.



Playmates take a break during fun in the spring sun at a Northwood Trails common area by the pool. The splashtastic Grand Opening will be May 25.

the Pool Emergency Contact Form (eNeighbors > Documents > Pool Documents > NWT ER Contact Form), scan it or take a picture of it and email it to poolattendant@nwthoa.onmicrosoft.com. Then, get ready for another cool summer at the pool!



Community Relations News *Julie Pickerill • jpickerill61@gmail.com*

Whereas it is the desire and intent of Northwood Trails homeowners to preserve and enhance the values of all properties herein, the Board of Directors must bring attention to the recent observation that some properties aren't being kept to NWT standards.

A few yards are void of sustainable sod/grass and are overrun with weeds, which is property blight on the neighborhood and encourages weeds to spread to neighboring yards. Both are inconsiderate to your neighbors. For the occupants of those

few properties, on behalf of all property owners in Northwood Trails, please take some time and effort to maintain your properties as is expected.

To emphasize the importance of a community-wide upkeep, one real estate agent recently shared that upon mentioning our neighborhood, a client responded saying that Northwood Trails was once a desirable neighborhood but no longer is a place they'd consider.

It takes every property owner/occupant to maintain a high standard for the neighborhood, so let's all do our part. Don't let our property values decrease by not maintaining our homes and yards.

Architectural update *Andrew Goggin • architecturalcommittee@nwthoa.onmicrosoft.com*

Spring is here and we're excited to see your exterior home improvements. Thank you for keeping



Northwood Trails beautiful. Personal pride in our space makes us feel happier as we walk the trails and maintaining our homes ensures we maximize property values. Exterior home improvements are a true investment in the future.

A reminder: our bylaws require you to seek approval from the Architectural Review committee before making exterior home and landscape

changes. View your deed restrictions at eNeighbors > Documents > Architectural Guidelines, grab the form there, fill it out and email it to the address above.

Most requests are routine, but it's best to abide our NWT rules and avoid costly changes later. I'm happy to discuss any future projects!

This month's deed restriction refresher is No. 12 on the matter of lights: "No lights or other illumination shall be higher than the dwelling on any lot covered by these restrictions without prior written consent."
