



# NORTHWOOD TRAILS

## Newsletter

eNeighbors.com • September-October 2023

### Notes From Your Board President

Julie Pickerill • [jpickerill61@gmail.com](mailto:jpickerill61@gmail.com)



#### Fall is just around the corner!

It's time to begin thinking about sprucing up your yard after a hot, dry summer that was particularly brutal on grass, bushes, and trees. September to early October is one of the best times to reseed your yard.

If you are not a do-it-yourselfer, there are several companies available to do this type of work.

With respect to trees, several are dead or dying on homeowner properties in NWT. The city of Olathe in its municipal code 12.16.020 reminds us these trees are potentially unsafe and should be removed: "Severely damaged, dead, or diseased trees must be removed; limbs hanging lower than 13.5 feet over a street or 10 feet over a sidewalk (or NWT path) must be trimmed."

### Pool Committee News

Susie Kelling • [susiekelling@yahoo.com](mailto:susiekelling@yahoo.com)

It's been a successful splash-up summer at your pool: Cool relaxation for neighbors beating the incredible heat before soaking sore yardwork muscles in the hot tub *plus* the hottest hang for young ones from tots to teens enjoying games and toys.

The pool experienced a four-day closure in mid-August after an unexpected county inspection failure. Among other issues, our maintenance contractor prepped the pool for heavy summer use not realizing school was back in session. Thank you to several neighbors who lent their resources and expertise to help find answers and solutions to get an expedited re-opening plan in place. Thanks to the volunteer pool committee for support and communication efforts.

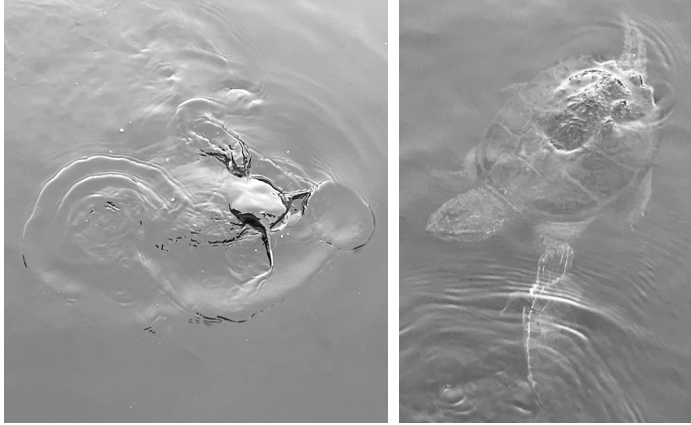


The pool has moved to an 8 p.m. school nights/10 p.m. Friday-Saturday schedule and will be closed the evening of Sept. 7 for a pool attendant and committee appreciation night. The committee will monitor weather to determine winter closure. The committee is now budgeting for such 2024 projects as resurfacing the pool and the replacement of heaters. We could use additional volunteer minds and hands. Join us if you can!

**Interested in becoming a Board of Directors member** for the 2024-2026 term? Please email [jpickerill61@gmail.com](mailto:jpickerill61@gmail.com) to be added to the nomination form. The board meets at 7 p.m. every second Tuesday of the month at Grace church.

In most cases in NWT, property lines go well beyond the fence line. Please remember it is every property owner's responsibility to maintain outside the fence as well as inside. Mowing, trimming, and weeding along the fence will help keep our neighborhood looking its best. Even if you do not see the outside of your fence, many neighbors use the trails regularly and consider them the pride of our unique neighborhood. Keeping grass and weeds taller than eight inches is a violation of city code whether it be in the yard proper or outside the fence.

The first 30 minutes of each homeowners association Board of Directors meeting are designated for member input. We next meet at 7 p.m. Sept. 12 at Grace church. Our board and committee members are at work on 2024 budgets in September and October.



## Pond Committee News

*Matt Noltemeyer • MattNoltemeyer@gmail.com*

Folks, we did it. Usage statistics indicate it's officially a record for most fish-feeding fun in a season, said feed operations director David Starks. So popular is the pondside pastime, the machine might see another refill before winterization. Recently, fish-feed proceeds were used to stock the pond with 20 bass in an effort to expand pond pescadiversity. At left, scenes from a hot August evening on the dock featuring box turtles, snapping turtles, catfish, and hundreds of bluegill.

## Grounds Committee News

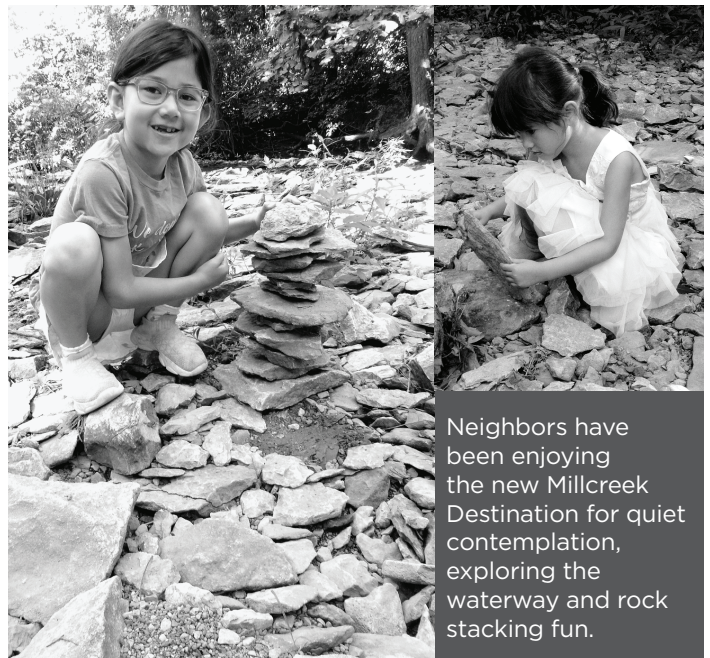
*Gerry Buehler • GerryBuehler@sbcglobal.net*

The 2023 trail-paving project is in the books and Grounds is compiling a list for 2024 paving work. Trail feet paved per year is limited by our budget.

Thank you to all our homeowners who take pride in keeping their yards and trails in tip-top shape. Take a moment to inspect your section of trail. Would a cyclist be whacked in the face by low-hanging limbs? Could a stroller be immobilized by mud and last fall's leaves while poison ivy vines reach out to toddlers? These neighbors and others regularly use our six miles of trails even if you don't. As a reminder, it is the homeowner's responsibility to keep the trail clear. Our contracted grounds crews maintain only trails that run through common areas. Crews are set to remove dead and fallen branches and trees in October.

Check your fence for damage from limbs resting on top or vines growing through, under and over them. Several pin oak and river birch trees in Northwood Trails are in a slow death process due to lack of iron. These yellow-leaved beauties are easy to spot. If your pin oak is suffering, contact the Master Gardeners at the Johnson County extension office at 913-715-7000.

Have you noticed the downed section of log fence along Ridgeview? The insurance company of the driver at fault has not accepted responsibility, so



Neighbors have been enjoying the new Millcreek Destination for quiet contemplation, exploring the waterway and rock stacking fun.

it has been reported to NWT's insurance company, allowing us to begin repairs soon.

## Olathe tree, landscape statutes

*Lawn Maintenance – Olathe Municipal; Code Chapter 6.09.050*

- ❖ Grass and weeds may not exceed eight inches in height.
- ❖ Property owners must maintain adjacent rights-of way and easement areas within property lines.

*Tree Maintenance – Olathe Municipal Code Chapter 12.16.020*

- ❖ Severely damaged, dead, diseased trees must be removed.
- ❖ Limbs hanging lower than 13.5 feet over a street or 10 feet over a sidewalk must be trimmed.

Multiple irrigation repairs are now complete. Always report any water running after 10:30 a.m. to Gerry.

Thank you to Grounds volunteers who have pulled weeds, made repairs, installed lighting, pruned, made phone calls to insurance companies and much more! Call

Gerry Buehler at 913-894-0154 to join the committee or report a common area that needs attention.

## Welcome, New Neighbors!

### Matthew & Jamie Atkins

11475 South Millview Road

### Michael Haun

11569 South Skyview Lane

### Kyle & Karli Malone

18730 West 115th Terrace

### Abbey Frese

18330 West 117th Street

## Upcoming Events

### Monthly Board Meetings

Tuesday, Sept. 12 and Tuesday, Oct. 10  
7 p.m. at Grace United Methodist Church

### Social Committee meetings at the Pool Tower

7 p.m. Thursday, Sept. 7 and Thursday, Oct. 5

### Grounds Committee meetings at the Buehlers' home

7 p.m. Monday, Sept. 18 and Monday, Oct. 16

### Pond Committee meetings, Keith's firepit by the pond

7 p.m. Wednesdays on Sept. 20 and Oct. 18

### Northwood Trails Fall Garage Sale

8 a.m. Sept. 15 and 16

### Great Northwood Trails BBQ Battle of Oct. 7

Fun all afternoon building to a 5 p.m. competition

### Annual NWT Homes Association meeting

7 p.m. Tuesday, Nov. 14 at Grace UMC Church  
*Please plan to attend or ensure you submit a proxy.*

## Social Committee News

Abby VandenHull • [beemariemvh@gmail.com](mailto:beemariemvh@gmail.com)

We don't know about you, but we are done with this heat and are instead dreaming of fall weather, BBQs, and spending time outside enjoying the weather! Great news: The Social and Pool committees are co-planning the neighborhood fall classic Great Northwood Trails BBQ Battle on Oct. 7. Try your hand smoking a brisket (or another tasty category) all day — a great opportunity to make friends with others who call the best neighborhood in Kansas home. Set up a smoker, chairs, firepit and share some kindness. We have high hopes for creating an American-Royal-type vibe with neighbors socializing, drinking a drink or two, playing yard games, smoking (meat, of course, courtesy of the Social Committee allowance!) and generally making merry. The competition/judging is at 5 p.m., but the party will start when the first contestant/team arrives early to claim first-come, first-served lot spots. This event is a tradition that many look forward to and we hope to have an amazing turnout this year. Chefs and volunteers, check eNeighbors for the Signup Genius link.

## Neighborhood Diplomacy

Pete Mundo • [peterfmundo@gmail.com](mailto:peterfmundo@gmail.com)

A 7 p.m. Sept. 19 online town hall with the neighborhood attorney has been scheduled to address all neighbor questions about a potential amendment to the Northwood Trails Declaration of Restrictions that provides the framework for our homes association and limits changes to your property. Watch eNeighbors for a Zoom link closer to the town hall event.

The proposed restriction comes in response to homeowners' concerns about the recent increase in Northwood Trails properties used as rentals as the real estate market continues to change dramatically in Olathe, the Kansas City metropolitan area and across the country. Limited liability corporations have purchased properties in the neighborhood. Some LLCs rent single-family homes to multiple unrelated parties. Some LLCs have shown little willingness to provide property upkeep oversight.

Other homeowner associations in the region have successfully limited rentals, some via outright ban. In contrast, the NWT proposal would require a homebuyer to own a property for several years before being allowed to rent it out. It's designed to dissuade investment buyers while allowing the homes that have been longtime rentals to continue as such. Current rental tenants would not be affected should the proposal be ratified and added to the Declaration.

The homes association Board of Directors recognizes a decision of this magnitude should be, and will be, put to a decision of NWT homeowners. Amending the Declaration of Restrictions requires the notarized signatures of two-thirds (66%) of homeowners — a heavy lift.

For those who see this as a worthy undertaking, consider volunteering to help gather signatures. There is no realistic way to move this initiative forward without a group of neighbors working together. If you are a notary and/or would like to help lead this effort to collect signatures, please email [peterfmundo@gmail.com](mailto:peterfmundo@gmail.com).

## Community Relations News

*Rick Pickerill* • [rickpickerill@gmail.com](mailto:rickpickerill@gmail.com)

### Fall approaches in Northwood Trails!

It is back-to-school time, which calls for extra safety precautions. Please drive responsibly throughout the neighborhood as children may be waiting for the bus, darting about trying to catch it or simply just innocently walking or playing along the street. I personally drive no faster than 25 mph through the neighborhood with my neighbors' safety top of mind. Keep the phones closed and avoid other distractions. An injury or death due to negligent driving is not something you or the neighborhood needs to deal with.

As a reminder, eNeighbors is the official communications site for Northwood Trails. While there are two Facebook sites, one for general posts and one buy-sell page, that platform isn't necessarily used by the Board or committee members. Please add yourself to eNeighbors if you are not already. You can rely on eNeighbors for the most up-to-date information as well as a directory, a calendar and specific neighborhood documents, such as our deed restrictions. Please inform me or one of

the board members if something is missing from eNeighbors. We are all volunteers and believe it or not, things do slip past us.

Homes Associations of Kansas City (HAKC) is an organization that NWT partners with to manage finances and other association-related items. Each year your dues are sent to HAKC and there may be other reasons to communicate with them. I'm sharing the association's contact information for such occasions here:

Homes Associations of Kansas City  
4200 Somerset Drive, Suite 216  
Prairie Village, KS 66208  
913-385-2440

Director of Operations Patty Steele:  
[psteele@ha-kc.org](mailto:psteele@ha-kc.org).

NWT Board members and committee members were hard at work during the summer months. Please take the time to thank all neighbors you see working on behalf of the neighborhood. This time of year, there is always someone working at the pool or down at the pond.

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