



NORTHWOOD TRAILS

Newsletter

eNeighbors.com • March-April 2024

Architectural Review update

Andrew Goggin • andrewjgoggin@gmail.com

“In winter, I plot and plan. In spring, I move.”
— Henry Rollins

Spring greetings, neighbors! Don't forget to grab the required architectural review request form at eNeighbors and email it to the review committee as you plan your spring and summer home exterior or landscape improvements. Most requests are routine, but it's best to abide our NWT rules and avoid costly changes later.



This month's deed restriction refresher comes from No. 13 on the matter of exterior basement foundations and walls. It states, "Exterior basement foundations and walls which are exposed in excess of eighteen inches (18") above final grade level at any point shall be painted and in the same color as the house, or covered with siding compatible in color and material with the structure."



Photo by Susie Kelling

A group of sporting lads and lasses took advantage of February's well-above-normal temperatures for a few games of volleyball after school at Northwood Trails' court on Feb. 21. As a reminder, the court, pool tower and vicinity have a posted closing time; as such, any homeowner is within rights to call police to report any intrusive late-night gatherings like the ones reported to the Board in January.

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

“Despite the forecast, live like it's spring.”
— Lilly Pulitzer

As of this writing, colder temperatures were shrouding our little wooded hamlet in the Osage Cuestas at the beginning of March after an extended February dry period that saw temperatures climb at times into the 70-degrees range.



No matter what surprises Mother Nature throws our way, the days keep ticking by, turning quickly into weeks. That's why this is an opportune time to remind neighbors that your Association payments are due in full by the new deadline of April 30. Late fees apply beginning May 1. That's a change from the past made in an effort to get all members in good standing by pool season kick-off.

When you're paid up, you're an NWT Member in Good Standing (MIGS, in the parlance of our times). Paying dues is a legal responsibility entered at the purchase of your home. Being a MIGS is a must for using amenities such as the pool. You may pay with a debit/credit card at ha-kc.org. Allow time for processing.

This spring, you'll notice irrigation and tree maintenance work commencing in common areas about the time the pond's aerators and bubblers power back to life. Look closely and you'll see a resolute Social Committee pulling off the Easter Bunny's visit with typical deft proficiency and esprit.

Let these community quality-of-life enhancers serve as a reminder that your dues exclusively fund the maintenance, operations and community events of your Northwood Trails Homes Association.

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

“The deep roots never doubt spring will come.”

– Marty Rubin

Spring greetings! The Northwood Trails Homes Association Board of Directors wishes to make sure every neighbor knows Association members are invited to our monthly board meetings. The first 30 minutes are available for neighbors to ask questions, relay concerns, report problems or offer solutions. E-mail and social media can be great tools, but the best way for your volunteer Board to hear your concerns and try to address them is for us to listen directly and speak with you at our monthly Board meetings. Our upcoming sessions are set for 7 p.m. Tuesday, March 12, and 7 p.m. Tuesday, April 9, both at Grace UMC across Ridgeview Road from NWT.



Please note that renting a portion of one's home, via a long-term rental or short-term renting platform such as airbnb or Vrbo is against a Northwood Trails deed restriction (available at NWT's eNeighbors page > documents > legal documents > deed restrictions > Section 2) that states, “The real estate above described shall be improved, used and occupied for private residential purposes only. Any dwelling unit erected or maintained on any of the lots hereby restricted shall be

designated for occupancy by no more than one family.”

Aside from that clear legal restriction, the long-standing concern is short-term renters aren't compelled to respect our rules and customs regarding speed limits, parking or noise. While it's rare that short-term renters themselves case neighborhoods for crimes of opportunity, a 2021 peer-reviewed study published in *PLOS One* found increased airbnb/Vrbo listings “essentially erode a neighborhood's natural capacity to manage crime” since fewer units are home to watchful, knowledgeable neighbors with long-term buy-in to our real-life social network. Unfortunately, such violations have popped up again and will be handled externally by the Northwood Trails attorney.

The NWT Declaration of Restrictions amendment restricting limited liability corporation property management ownership has already received more than 75 signatures out of about 300 needed. There is no deadline to obtain them. We expected a slowdown in momentum during the winter months and know spring and summer events will bring more opportunities for notarized signatures.

View the proposed amendment and print a form to have notarized, if you so choose, from eNeighbors. 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

“The first blooms of spring always make my heart sing.”

– S. Brown





As you emerge for spring landscape beautification, don't forget to take a look at the neighborhood path that runs behind your house. Please clear away any debris from it and check for overhanging limbs that could harm bicyclists riding through. Adults and children use these paths regularly, so let's make them safe for everyone.



Rakes are available in the volleyball court for those who want to rake the sand before and after playing. Please return them to the holders once you are done. If your children are playing in the sand, make sure the sand remains in the court. Sand put into the nearby shower drain clogs the drain and results in costly repairs. If your child digs holes, please put the sand back into the court so it is usable and safe for players.

See an area on Northwood Trails property that needs attention? Grounds wants to know.

Please report the following to Gerry B.:

-  Sections of neighborhood trails that need to be replaced. Give exact locations.
-  Dead or mostly dead trees. Give addresses.
-  Anything in the common areas that has seen better days and should be repaired or replaced.
-  Any time you see entrance sprinklers or any common area irrigation running after 10:30 a.m.

Would you like to help our grounds committee? We meet every third Monday. Email me!

Now, take a break and walk through our miles of beautiful trails and smile! Don't forget about NWT's Mill Creek Destination, a resting spot east of the creek that branches off our private creekside trail, extending south from the park.

Pond Committee News *Matt Noltemeyer* • MattNoltemeyer@gmail.com

“Boy, I was ready. Boy, I was ready for spring. Its beauty changes. Changes everything.”

— Jim James

The wide weather shifts during the opening frames of 2024 saw a fully frozen pond transform into a choice 70-degree fishing day within three weeks. The pond is wintering well thanks to treatments from our usual dedicated dyad of Max and Pat. Meanwhile Keith’s been busy with pre-season aerator motor overhauls. Our pond will be showcased April 11 during the on-site portion of a class on pond management for HOAs planned by the Johnson County K-State Extension office. When it’s determined, I’ll post the start time on eNeighbors for anyone interested.



Photo by Keith Read
Your neighborhood water feature was in spectacular serene form on the frigid morning of Jan. 10. The aerators are out and bubblers off for the winter.



Have pool ideas and a few hours a month to volunteer? Email us to join Pool Committee as we plan for the 2024 season.

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

“Spring is when life’s alive in everything.”

— Christina Rossetti

Spring greetings from your Northwood Trails Pool Committee. Right now, as we pull on sweaters and wrap scarves at the end of our atypical February heat wave, it feels a little chilly to be discussing summer matters. But Pool Committee is thinking ahead to swimsuits and sunscreen as we plan for a safe, relaxing and fun 2024 pool season to remember.



For those of you anxious to kick back under the umbrellas with a book and a beverage, tan on a chaise longue; shoot hoops in the five-foot end of the pool; or soak the bones in the hot tub after a long day, timely payment in full of your 2024 dues is crucial.

Plan for a two-week minimum from the date your payment is made to allow our neighborhood administrator, Homes Associations of Kansas City, time to compile the weekly Members in Good Standing

list and send it to the Committee so that your NWT Splash Pass key cards can be activated for 2024.

Are you or someone you know interested in working at Olathe’s best pool this summer? We are looking for organized, responsible, fun-lovin’ individuals!

Characteristics of good candidates for NWT pool jobs include quick recall of training in emergency situations; being handy and self-motivated with a checklist of daily standard procedures; and possessing the self-confidence to remind poolgoers and guests of pool rules, whether they be adults, teens or youngsters.

For those seeking a first-ever job, there will be training in these areas and more. But a preferred candidate already will understand the supervisor-employee dynamic and hold respect for the homeowners who collectively own the pool, their families and guests.

Recognize these qualities in someone you know? Download an application (eNeighbors > Documents > Pool Documents > NWT Pool Application) and email it to me to schedule an interview.

UPCOMING EVENTS

Monthly Board Meetings

7 p.m. March 12 & April 9 at Grace UMC

Grounds Committee meeting

7 p.m. March 18 & April 15, 18505 W. 114th St

Social Committee meeting

7 p.m. April 3, 11524 S. Brentwood Drive

Dues payment deadline to avoid late fees

April 30. Pay by mail or via an account at ha-kc.org

Welcome, New Neighbors!

Tuan Anh Do & Thi Thanh Loan Vu

18890 West 117th Street

Social Committee News

Jess Perry • j3s5y@aol.com

“Spring is nature’s way of saying, ‘Let’s party!’ ”

— Robin Williams

The Social Committee is off to a big start planning out the 2024 events. We have welcomed a couple of new members, Linda and Travis, and are thankful for the contributions



of all of our team members. We’d love to see continued engagement from other neighbors, so if you’d like to get involved please reach out via email or eNeighbors to find out our next activity! Most recently, at our March 6 meeting we yolked around cracking each other up, but managed to stuff more than 1,800 eggs as a helping hand to the Easter Bunny, who is coming to Northwood Trails March 30 at the park. We are looking forward to seeing you all and to bring you many fun activities this year!



NWT OFFICIAL

- Board communication, calendar, directory, bulletin board, classifieds: eNeighbors.com



NWT SOCIAL

- Community-run forum: Facebook “Northwood Trails - KS”
- Classified advertising: Facebook “Northwood Trails Buy, Sell, Trade”