

Nall Hills Homes Association

Established October 25, 1956

Fall 2011

Contents

Board Election	2
Waste Disposal News	2
Board Members	2
Why Recycle?	3
Fall Maintenance	3
Walking Friendly	3
Treasurer's Report	4
Baseball	5
Share-A-Repair	5
Energy Saving Tips	5

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Website

www.nallhills.org

Phone

913-642-8398

**2010 Door Prizes
were generously
donated by these
local Merchants:**

*Brobeck's BBQ
Bryan Lawn & Handyman
Services
Carrabba's
Cinzetti's
Firestone Tire & Service
Center
First Watch
HyVee
Knocky's Liquors
L & K Trash Service
Le Peep Restaurant
Midtown Athletic Club
Nuts and Bolts True Value
Hardware Store
Prairie Life Fitness Center
Pizza Hut
Sonic Drive-In*



The Nall Hills Homes Association newsletter is published twice per year, in October and in January.



Annual Meeting Notice

Tuesday, November 15, 2011 at 7:00pm
Location: Indian Woods Middle School
Social Time with Refreshments starts at 6:30pm

The annual meeting of the Nall Hills Homes Association will be held **Tuesday, November 15, 2011 at 7:00 at Indian Woods.**

We will conduct business as outlined in the meeting agenda, elect board members, and handle other business that is brought forth by those in attendance. Please note, there are some very important issues concerning Nall Hills this year within two topics:

- 1. Neighborhood Amenities**
- 2. Waste Disposal Services**

These issues will be presented during our annual meeting and all are covered in greater detail within this newsletter; we especially encourage your attendance this year so you can hear all about them.

The Association's by-laws require at least 5% of the homeowners present to conduct the meeting. If you are unable to attend the meeting in person, please complete the proxy which was mailed to you with this meeting notice and mail to or drop off at the Nall Hills Homes Association office at 10025 Lamar, Overland Park, Kansas 66207.

Neighborhood Amenities: Schools, Pools, and Retail

Two very important components have long been assets to our neighborhood, both as an amenity for residents and elements of attraction for future homeowners – **John Diemer Elementary School** and the **Roe Pool**. We would like to thank everyone who helped support John Diemer and the repairs recently completed at the school, which kept it from closing. This school continues to positively impact the quality and 'value' our neighborhood offers to residents.

As we all know, **Metcalf South Shopping Center** and the **Nall Hills Shopping Center** have also been long-standing retail developments close to our neighborhood, which presently are not realizing their full potential. We view both of these areas as potentially strong assets which could certainly help bolster the attraction and value of Nall Hills, if their rejuvenation (renovation) were to take place, in addition to the City of Overland Park's proposed "Vision Metcalf" development options.

Your Board continues to monitor these issues and speak on behalf of NHHA in order to ensure the neighborhood has a voice regarding the issues which directly affect the living environment of Nall Hills. We welcome your input on these matters.



Association Board Members

President

Mark Sutton
6009 W. 99th St.,
648-8226

Vice-President –

Brian Viets
9748 Russell,
439-1995

Secretary –

Hans Nettelblad
9940 Woodson
231-8254

Treasurer –

Mark Able
9816 Riggs,
642-9209

Community Services

Stephanie Clayton
9825 Woodson
205-4970

Share-A-Repair

Sherris Bellamy
6525 W. 100th Ter.,
652-6520

Youth Activities

Brian Viets
9748 Russell,
439-1995

Civic Affairs

Open

Website

Kurt McCloud
6524 W. 101 Terr.,
341-2987

At-Large

Open

Office Administrator and Recording Secretary –

Erica Kurta
10025 Lamar,
642-8398

Election of Board Members

Board members are elected for two year terms.

Members continuing their second year of their term are:

Mark Able, 9816 Riggs
Kurt McCloud, 6524 W 101st Terr.
Brian Viets, 9748 Russell

Current board members who are slated for election to a new two-year terms are:

Mark Sutton, 6009 W. 99th St.
Hans Nettelblad. 9940 Woodson
Sherris Bellamy, 6525 W 100 Terr.
Stephanie Clayton, 9825 Woodson

Please Note:

If you have an interest in becoming a member of the Board of Directors, please contact our office at 642-8398 or email us at mail@nallhills.org to request additional information.

Waste Disposal Services (Recycling) – Changes for 2012!

You should have received a postcard from the NHHA Board of Directors describing the City and County changes and how it affects each homeowner (we are aware of the small print problem and will work to correct that in the future). Changes specifically to Nall Hills residents will be:

- Trash, yard waste and recycling **pickup will now be all in the same day, either Tuesday or Wednesday.** Note the specific guidelines for below for each of the services.
- **Household waste** will be limited to 3 bags or 3 cans or 1-95 gallon lidded container. If you have more than this, pre-paid stickers will need to be placed on the extras, in order for them to be pickup up. Each resident will be given 2 “free” stickers from L&K at the beginning of the year. Additional stickers may be purchased from L&K.
- **Recycling** is a mandatory offering now. It is unlimited for everyone. Each home will receive one 23 gallon recycle bin. You can also use your own clearly marked container for recycling if you would like. Remember though, the City now requires any container 24 gallon or greater to have a lid. Bins will be delivered starting in December.
- **Yard waste** will be offered 42 weeks out of the year. L&K will provide a calendar and post pickup weeks on their website. NHHA will also post the information on the Nall Hills website. **Yard waste will be limited to 6 bio-degradable bags or bundles weekly.** However, in November and December (eligible weeks), L&K has agreed to increase this limit to 10 bags or bundles, due to the age of our neighborhood trees. Any additional bags or bundles over these limits will also require the pre-paid stickers.
- **New for 2012,** L&K has agreed to offer a “single” bulky item pickup the first week of every month. Limit is one item per household. This is offered as standard services, so there is no additional cost to our members for this service. Items that will be picked up include furniture, mattresses, box springs, kitchen and bathroom fixtures (and the kitchen sink). NOTE: Appliances can NOT be picked up, unless you make special arrangements with L&K. You will be charged for appliance pickups.

About the Nall Hills Homes Association...

The Nall Hills Homes Association was formed in 1956 when the Nall Hills neighborhood first began construction. The size of the association has grown from 64 homes initially to the current 1264 homes.

Nall Hills is rumored to be the second largest homes association in Overland Park, bordered on the north by 95th Street, on the south by Indian Creek, on the east by Nall, and on the west by Glenwood.

The NHHA Board of Directors meets nine months out of the year at the Community America Credit Union, the first Monday of each month (excluding holidays) at 7pm, to review general operations and neighborhood business.

Why Recycle?

Common Recycling Myths:

“Recycling costs too much”

- Well-run recycling programs cost less than landfills and incinerators.
- The more people recycle, the cheaper it gets.
- Recycling helps families save money, *especially in communities with pay-as-you-throw programs.*

“Recycling is a burden on families”

- More people recycle than vote.
- More than 20,000 recycling centers are active today because Americans use and support them.

“Recycling causes pollution”

- Recycling results in a reduction in ten categories of air pollutants and eight categories of water pollutants.
- Recycling will reduce greenhouse gas emissions by the equivalent of 36 million cars.

“We are already recycling as much as we can”

- Many easily recycled materials are still thrown away - 73% of glass containers, 77% of magazines, 66% of plastic soda and milk bottles, and 45% of newspapers are not recycled.

Household and Yard Waste Reduction – Helpful Hints

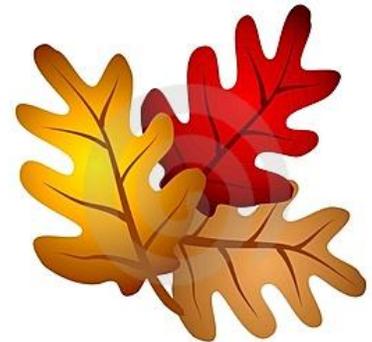
Composting:

Everyone creates waste, and you can reduce your household and yard waste by reusing it for fertilizer for your lawn/garden...through composting. There’s an enormous amount of information out there, but you can start here: <http://www.composting101.com/>

Mulching:

Reduce the amount of yard waste in bags by the curb! Mulch your grass during the mowing season and mulch your leaves in the Fall to feed your lawn! Here’s how from our friends to the West:

http://www2.ljworld.com/news/2004/nov/18/mulching_leaves_into/



Fall Maintenance – Keep Nall Hills beautiful!

As the leaves start to turn colors and drop to the ground, please help you and your neighbors keep the city’s storm water drainage system free of fallen leaves, tree limbs and other debris. Rake and bag or mulch your leaves early and often.

Please do **NOT** rake your leaves to the street or curb and wait for the wind to blow them into someone else’s yard. Invariably, they will end up in the drainage system and cause undue clogging during heavy rains. Yes, we live in an older neighborhood with lots of mature trees. Please do your part by taking care of fallen leaves and limbs. We all have a responsibility to each other, our neighbors and our city. If you need help, call share-a-repair or our office and we will help you find someone, at your expense.

Q & A for L & K!!!

Given all the mandatory changes that L&K incorporated into their services for 2012, they understand there may be a lot of questions. A representative from L&K

will be attending our annual meeting on Tuesday, November 15th, to answer your questions and concerns about the upcoming year, and what we should expect from them and their

services.

L&K will also be sending out a letter to all residents, in December, to describe the changes specifically to Nall Hills members.

Keeping our Neighborhood “walking friendly”

If you have ever been out and about in the neighborhood on a nice day, you have no doubt seen many individuals or families walking their dogs, pushing baby strollers, walking for exercise, running, biking, etc. You might also note, if you have engaged in any of these activities, that some sidewalks are easier to maneuver than others. It would be very helpful if each homeowner would trim their tree limbs and bushes that are near or above their sidewalks. If you need help with the trimming, call or email share-a-repair and Sherris should be able to refer someone to you, at your expense. Your neighborhood residents will appreciate it.

Barking Dog Complaints: Recently, we have received an unusual number of phone calls regarding an excessive amount of barking dogs in the neighborhood. As a common

courtesy to your neighbors, please take responsibility for your animals and help control any excessive barking. If you are at work most of the day, don’t leave them out all day.

You may not know they bark excessively all day. *The City of OP has a noise ordinance you may want to research to avoid any fines that could be assessed.*

Treasurer's Report

Treasurer Mark Able recommends the annual assessment for the year 2012 be set at \$190 per household (a \$36 increase from 2011). The mandatory change for recycling services to be included in the bundled trash services is the main reason for the increase in 2012. All other expenses are expected to remain at current levels with some inflationary adjustments. Mr. Able will entertain questions/concerns regarding the proposed assessment rate and budget line items from attending homeowners at the annual meeting.

A Certified Public accounting firm audits all accounts at the end of each fiscal year. Copies of the audit reports are available at the meeting and are open to public inspection, upon written request to the board of directors. Details regarding current income and expenses and the basis for the recommended budget will be discussed at the annual meeting.

Proposed 2012 Annual Budget and Projected 2013-2014

	Proposed		Preliminary			
	Budget 2012	Cost per Home	Budget 2013	Cost per Home	Budget 2014	Cost per Home
<i>Receipts:</i>						
Membership assessments	241,110	\$ 190	246,380	\$ 194	251,460	\$ 198
Late payment fees	2,000		2,000		2,000	
<i>Disbursements:</i>						
Trash service	219,934	173	228,640	180	234,163	184
Salary	9,300	7	9,300	7	9,300	7
Payroll taxes	815	1	815	1	815	1
Youth activities	-	-	-	-	-	-
Telephone	1,000	1	1,010	1	1,020	1
Print/postage/supplies	4,500	4	4,300	3	4,350	3
Insurance/bond	2,373	2	2,420	2	2,468	2
Professional fees	1,200	1	1,200	1	1,200	1
Miscellaneous	1,500	1	1,500	1	1,500	1
Total operating funds disbursed	240,621	189	249,186	196	254,816	200
Net increase (decrease) in operating funds	2,489	2	(806)	(1)	(1,356)	(1)
Large Item Pickup Cost	-	-	-	-	-	-
Interest income	1,500	1	1,500	1	1,500	1
Net Increase (Decrease) in Cash	3,989	3	694	1	144	0

Note: Trash service based on L&K contract including 2.4% annual increase and assume new trash pickup regulations.

The trash service expense budget amount for 2012 reflects only 11 months of the higher 2012 rate since we pay the service provider one month in arrears. The actual annual trash service expense per homeowner in 2012 is \$176.

NHHA Baseball Coordinator/Director

The Nall Hills Baseball League is one of the most recognized baseball leagues in Johnson County for giving boys and girls a chance to play recreational baseball up until high school, without the intense pressure of other leagues, and we're coming up on our 50th Anniversary in 2012. To keep the tradition moving forward, **we may need a new baseball director**. This could be one person or even a co-chaired position in the right circumstance. There is a fairly significant time commitment starting in the spring, so the person(s) would likely have to have flexible hours. If you are interested or know someone who might be, please contact our offices immediately at 913-642-8398.

Baseball League Completes 49th Season

The Nall Hills Youth baseball league completed its 49th season. There were **601** players this year. This sports league is for girls and boys, age 6 – 15, and has a neighborhood atmosphere with all fields in close proximity.

We would like to thank the City of Overland Park and the Shawnee Mission School district for their partnership in the use of their baseball fields (we do pay for the use of the fields).

Our baseball emphasis is based on a positive

experience for all participants. **We play for “skills, not scores”.**

All participants have the opportunity to attend a KC Royals baseball game (Nall Hills Day at the K), receive discount coupons from major sports outlets here in town and receive a team picture, team tee-shirt, team and baseball cap.

We would like to thank all of the parents, coaches, umpires and volunteers for their continued support of the youth baseball program at Nall Hills.

2012 Season – our 50th Anniversary!!!

We always need volunteers. We need help with baseball equipment management and field supervision during the season. For more information email us or call 642-8398, if you would like to volunteer your time.

2012 will be a milestone year for Nall Hills Baseball. If you have a suggestion for enhancing the celebration, please contact our office or baseball@nallhills.org



~We play for “skills, not scores”~

For details about baseball sign-ups, volunteering, and special projects, please check out www.nallhills.org

Once again, we would like to thank

The Community America Credit Union

at 95th and Nall for donating meeting space for the monthly Nall Hills Board of Director meetings.

Interested in becoming a Board Member?

If you are interested in being a part of the Nall Hills Homes Association Board, please contact our office (642-8398) or President Mark Sutton (648-8226) to discuss options, positions and time commitments. We have a few open spots right now. If interested, please call.

OFFICE MAILING ADDRESS:

NALL HILLS HOMES ASSOCIATION
10025 LAMAR
OVERLAND PARK, KS 66207
913-642-8398

Share-A-Repair Program



Had any repairs done to your house lately?

This program is exclusive to our neighborhood. Please contact us directly to let us know who you hired to do work for you and what you thought of their workmanship.

Need to have some work done to your house?

Use this program as a neighborhood resource list for referrals and information.

Have a teenager in the house looking to make a few extra bucks?

Whether it's shoveling snow, babysitting, raking leaves, etc., give us your contact information and we'll spread the word!

Contact Sherris Bellamy at 652-6520 or email at her at sharearepair@nallhills.org

Energy Saving Tips for this Winter...and beyond

- Install storm windows
- Install programmable thermostat – see if you qualify for one installed in your home for FREE! <http://www.kcpl.com/residential/acc.html>
- Replace old gasketing and weatherstripping on doors/windows
- Install foam gaskets behind outlet and switchplates on exterior walls
- Replace incandescent bulbs with Energy Star fluorescent bulbs
- Wash your clothes in cold water; clean lint filter in the dryer after each use.
- Change filter in furnace frequently (once/3 months)
- Visit U.S. Department of Energy's www.energysavers.gov for many more helpful hints!!!!

Helpful Numbers – City of Overland Park

Police: 913-895-6300 (non-emergency/afterhours)

Bldg Codes/Fence Permits: 913-895-6225

Neighborhood Complaints:
Residential Property Services: 913-895-6270

Or you may file a report online at www.opkansas.org, under the Residential Property Maintenance section.