



Inside this Issue:

<i>Board Election</i>	2
<i>Board Members</i>	2
<i>Welcome OP Fire Dept.</i>	2
<i>Roe Park Masterplan</i>	3
<i>Fall Maintenance</i>	3
<i>L & K Trash Reminders</i>	3
<i>Treasurer's Report</i>	4
<i>Historical Perspective</i>	5
<i>Share-A-Repair</i>	5
<i>Winter Waste Schedule</i>	5
<i>Nall Hills Beginnings</i>	6

2013 Annual Meeting Door Prizes Donors:

- Brobeck's BBQ
- Bryan Lawn & Handyman Services
- Chase Suite Hotel
- Cinzetti's
- Conroy's Pub
- First Watch
- L&K Trash Services
- Long Branch Saloon
- Nall Hills Homes Association
- Nall Hills Liquor
- Papa John's Pizza
- Papa Murphy's Pizza
- Puppy's Playpen
- Sonic Drive-In

Annual Meeting Notice Tuesday, November 11, 2014, 7:00 pm

Indian Woods Middle School Social Time/Refreshments: 6:30 pm

The annual meeting of the Nall Hills Homes Association will be held Tuesday, November 11th (Veteran's Day), 2014 at 7:00 at Indian Woods Middle School.

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. Our guest speaker will be Chief Bryan Dehner of the OP Fire Dept., who will address their move into the Nall Hills neighborhood, along with the need and benefits to the department, the city and

potentially our neighborhood with improved response times for Advanced Life Support (ALS). He may also bring along large photos of the new driveway and garage door to help you visualize the homes new appearance. Lastly, he will entertain questions from those in attendance regarding their operations and any other concerns you may have. Please join us in welcoming the FD to Nall Hills!!!

The Association's by-laws require at least 5% of the homeowners present to conduct the meeting. If you are unable to



Join us for the Annual NHHA Meeting in November!

attend the meeting in person, please complete the proxy which was mailed to you with this meeting notice and mail to (or feel free to drop off) at the Nall Hills Homes Association office at 10025 Lamar, Overland Park, Kansas 66207.

Metcalf South Redevelopment Update

As you may already know, Metcalf South Mall officially closed this past September. The mall opened in 1967 along with a nearby strip center that was anchored by Kmart and Hancock Fabrics before Kmart closed its doors and Hancock Fabrics announced their move; Macy's also announced the closure of its store in January. Fortunately, Sears (which owns the land and building) and the Glenwood Arts movie theater remain open.

The property was purchased in February 2014 by Lane4 Property Group and The Kroenke

Group (Columbia, MO). Lane 4 has been providing updates to the Board, and according to Owen Buckley, President, the Metcalf South area redevelopment project is their top priority, and are committed to making this a sophisticated, elegant, classic, yet modern development.

This type of project requires a tremendous amount of planning and negotiation before submitting plans to the OP Planning Commission. Their first step was hosting two public hearings in the spring of

2014 to communicate their ideas and provide insight into what might be of interest and importance to the surrounding community. Residential and multi-family uses, restaurants, big-box national chains, educational/academic institutions, commercial office space, and even national company headquarters have expressed interest in the site. Needless to say, the future of this Metcalf corridor is unlimited and I am sure everyone in Nall Hills is excited to see the transformation of this site over the next 5 years.

Election of Board Members

President

Mark Sutton
6009 W. 99th Street
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

Dorene Manvitz
5511 W. 101st Street
648-4885

Office Administrator and Recording Secretary

Erica Kurta
10025 Lamar
642-8398

Share-A-Repair

Sherris Bellamy
6525 W. 100th Terrace
652-6520

Webmaster

Heath Hancock
5618 West 98th Place
742-8776

Civic Affairs

Open

At-Large

Open

Want to start your holiday shopping early?

John Diemer Holiday Fair
97th & Lamar
Saturday, Nov. 8th
9:00 am—3:00 pm

Board members are elected for two year terms. Members continuing their second year of their term are:

Mark Sutton, 6009 W. 99th St.
Hans Nettelblad, 9940 Woodson
Sherris Bellamy, 6525 W. 100th Terrace.

Heath Hancock, 5618 W. 98th Place

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

Mark Able, 9816 Riggs
Brian Viets, 9748 Russell
Dorene Manvitz, 5511 W. 101st St.

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. We have two open positions and would welcome new perspectives!



Welcome to Nall Hills, OP Fire Department!

The Nall Hills Homes Association has a new celebrity home owner in the neighborhood: **The City of Overland Park's Fire Department.**

The City has recently approved a Special Use Permit (SUP) for the purchase of 10418 Reeds (along Indian Creek Parkway), to serve as a satellite squad station. The house will remain a residential property and there are no planned changes to the structure, except for a new driveway and converting the garage doors to a single door. The initial term of the SUP has been approved for 10 years.

This squad station will operate as a '24x7' facility and will be staffed by a minimum of one firefighter-qualified and one paramedic-certified personnel on a 24 hour shift. Shifts are scheduled to change daily at 8am. Unlike other OPFD stations, this 24 hour squad station will **not** be accessible to the general public. Additional-

ly, emergency lights and sirens will **not** be used within the neighborhood boundaries, and won't be activated until the vehicle reaches Nall Ave or Lamar Ave., consistent with current practices.

The crews assigned to this Squad Station will be primarily responsible for responding on calls for emergency medical service in the surrounding area, and will function as a 24-hour Advanced Life Support (ALS) first responder. Other duties may include general maintenance, cleaning, and upkeep of the station itself as well as all work capacities associated with the role of firefighter, paramedic, Fire Lieutenant and/or EMS lieutenant.

For those who may have attended the Nall Hills Homes Association "block" party in June, the OP Fire Department attended the party to answer any and all questions regarding the proposal. They also dis-

played the Chevy Tahoe which is the only official vehicle that will be housed out of the satellite office. **There will not be any large Fire Trucks coming in or out of this satellite office.**

The Nall Hills board was contacted in April and became involved in the process from the beginning. After reviewing the proposal by the OP Fire Department and meeting with Chief Dehner personally, the board views this expansion of the OP Fire Department as a strong benefit to our neighborhood as well as the surrounding communities for improved response times for Advanced Life Support services.



Roe Park Master Plan Update

As you may recall, Roe Pool will close after the 2015 season, but planning has been completed both for the pool site and for the entire Park itself. The Roe Park Masterplan Steering Committee was established earlier this year, and has since held two community meetings to gather input from the surrounding community and review design ideas.

The last community meeting was held in July to inform the

final design phase, and the Construction Document phase is set to begin in December with the drawings going out to bid in April 2015. Construction is scheduled to begin in August 2015 (after formal closure of Roe Pool) with a completion date of late summer 2016.

This is a **very** important amenity near Nall Hills, providing a wonderful place for families, exercise, or just a great day at

the Park— we thank those who attended the community meetings for their input and suggestions. The design incorporates new tennis courts, interactive fountains, and various new play areas; you can find out more on the City’s website www.opkansas.org.

If you have any questions, you may contact Greg Ruether at the City at 913-327-6630 or send him an email at Greg.Ruether@opkansas.org.



The Roe Park Master Plan

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.



Yard Waste, Recycling, and Other Reminders

Please review the information below to refresh your understanding of our neighborhood waste disposal services offered by L&K Trash Services.

Household waste: Limited to 3 bags or 3 cans or 1-95 gallon container. If you have more than the weekly limit, ask neighbors to help share and then be sure to return the favor, if asked. Or, extra stickers can be purchased from L&K or Nuts and Bolts and placed on each item over the limit, if you have a larger load and can’t wait.

Yard waste: Limited to 6 bio-degradable bags or bundles weekly (except as noted in the winter pickup schedule found in this newsletter). It is important to remember, plastic bags or regular trash containers can NOT be used for yard waste.

L&K increases the yard waste limit to 10 bio-degradable bags weekly, in November and December.

Bulky Item Pickup: This special service is **ONLY available the first week of each month**. Please do not put your item out any other week ‘hoping’ someone

will take it. This detracts from our neighborhood’s beauty.

Recycling: Included in the services for our neighborhood. Anyone can participate in this unlimited service. You can use the bins provided by L&K or any container you have as long as it is clearly marked as “RECYCLE.” You are encouraged to recycle!



Want to Help Out Your Neighbors and other Nall Hills residents?

We’re looking for volunteers, willing to shovel driveways and sidewalks once the snow starts to fall. If you’re interested, please contact Sherris Bellamy at 652-6520 or email her at sharearepair@nallshills.org

THANKS!

Treasurer's Report - Proposed 2015 Budget

Treasurer Mark Able recommends the annual assessment for the year 2015 be set at \$198 per household (a \$3 increase from 2014). The increase in trash service expense is the main reason for the dues increase for 2015. All other expenses are expected to remain at current levels or rise moderately. Mr. Able will address questions and concerns regarding the proposed assessment rate and budget line items 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 2015 Annual Budget and Projected 2016-2017						
	Proposed		Preliminary			
	Budget 2015	Cost per Home	Budget 2016	Cost per Home	Budget 2017	Cost per Home
<i>Receipts:</i>						
Membership assessments	251,262	\$ 198	255,270	\$ 201	261,620	\$ 206
Late payment fees	3,000		3,000		3,000	
<i>Disbursements:</i>						
Trash service	229,199	180	234,423	184	240,054	189
Salary	9,600	8	9,600	8	9,600	8
Payroll taxes	853	1	853	1	853	1
Youth activities	-	-	-	-	-	-
Telephone	1,894	1	1,913	2	1,932	2
Print/postage/supplies	5,600	4	5,700	4	5,800	5
Insurance/bond	2,323	2	2,369	2	2,416	2
Professional fees	3,700	3	3,700	3	3,700	3
Miscellaneous	1,500	1	1,500	1	1,500	1
Total operating funds disbursed	254,670	200	260,059	205	265,856	209
Net increase (decrease) in operating funds	(408)	(0)	(1,789)	(1)	(1,236)	(1)
Large Item Pickup Cost	-	-	-	-	-	-
Interest income	1,100	1	1,100	1	1,100	1
Net Increase (Decrease) in Cash	692	1	(689)	(1)	(136)	(0)

Note: Trash service expense based on L&K contract effective in 2012, and includes a 1.0% annual increase for 2015 (less than the 2.4% annual increase allowed in the contract).



Nall Hills—A Historical Perspective: Mary Lou Holmberg

Mary Lou Holmberg and her husband Merrill moved to Nall Hills in 1956. They bought a home in the 5800 block of 99th Street that had been built in 1955, part of the second phase of Nall Hills developed by the Winn Rau construction company. The original price of the home was around \$20,000. Mr. Holmberg planted pin oak trees, but the developer also planted Chinese Elms which have since been removed.

Mary Lou remembers that the homes at the corner of 99th Street and 99th Terrace were model homes. The first phase was south of 103rd Street. The third phase homes were priced from \$24,000 to \$25,000. Mr. Holmberg served on the NHHA board as Treasurer for several years in the 1950's. He

was an accountant by profession.

Some of Mrs. Holmberg's memories of living in Nall Hills include digging jonquil bulbs on Metcalf Avenue somewhere between 95th and 99th Streets. The area was platted as a nursery, and the bulbs were sold through the Nall Hills Garden Club which was then the local Krogers located at 95th and Nall, where Nuts & Bolts is currently located. The garden club would also hold their Christmas program at the Ranchmart location.

Mrs. Holmberg enjoyed milk delivery to her house until around 1960. If it snowed, the milkman would park at 99th and Nall and walk to her home. Once milk was availa-

ble at Krogers and Milgrams (east of Nall), home delivery ceased. Children used to play ball on the northeast corner of 99th and Nall.

After Sunday church, several people had neighborhood coffees. While homes were being built, neighborhood children would make and sell lemonade to the construction workers at ten cents a glass. Mrs. Holmberg also recalls that Ben Craig from Metcalf Bank would wear a bear costume for Halloween.

The site of Indian Woods Middle School was originally known as Nallwood Junior High School. Indian Creek Junior High was incorporated with Nallwood to create Indian Woods Middle School about 1986.

The Nall Hills Country Club along Indian Creek served good meals and was a gathering place to play bingo. There was a swimming pool. In the winter, the grounds were flooded to create an ice skating rink. The club was converted to tennis courts and eventually sold to the Jewish Community Center.

What great memories, Mrs. Holmberg! Thank you for sharing!



Share-A-Repair Program—NHHA's Own "Angie's List"

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. This helps keep NHHA looking good!

Need to have some work done to your house?

Use this program as a neighborhood resource list for referrals and information. A lot of homes = a lot of basic maintenance and upkeep; help spread the word about quality workmanship or find the right company for your project here!

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

NOTE: Please let us know of any quality workmanship!

We continually need new recommendations, as the list gets quickly outdated.

Please Share-A-Repair!

Barking Dog Complaints:

We continue to receive 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 all day. The City of OP has a noise ordinance you may want to research to avoid any fines that could be assessed.

Winter Schedule for Yard Waste Pick-up

Yard Waste pickup is limited in the Winter months.

Please review the schedule noted below or you can find the Yard Waste Collection Calendar on L&K's website under the Residential, Yard Waste Removal tabs. In general yard waste will be picked up as follows:

December 2014: First two weeks only

January 2015: Week of Jan 11th only

February 2015: Week of Feb 15th only

March 2015: Week of March 15th and every week after starting the week of March 29th.

If you forget and put your yard waste out and it does not get picked up, please retrieve your bags/bundles from the curb and try again, using the above schedule.

Help keep your Nall Hills neighborhood free from unsightly trash left at the curb.

Nall Hills Homes Association
10025 Lamar

Overland Park, KS 66207

Phone: 913-642-8398

Email: web@nallhills.org

And to really be up to speed, you can follow us on Facebook or Twitter!



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 thought 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 Wednesday of each month at 7pm, to review general operations and neighborhood business.



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.

Neighborhood Tree Care—Emerald Ash Borer

There has been some recent news about potential threats by the Emerald Ash Borer in the Kansas City area. There's a lot of information out there on recognizing a tree in danger, assessing any damage, methods of remediation, and whether or not the tree may be saved. If you think you have an Ash tree that has been affected, be sure to contact a **certified** arborist to assist you. You can also reach the USDA Emerald Ash Borer Hot Line at 1-866-322-4512, or visit www.emeraldashborer.info for more information.



The Emerald Ash Borer

Helpful Numbers—City of Overland Park:

Police: 913.895.6300 (non-emergency/after hours)

Bldg. Codes/Fence Permits: 913.895.6225

Neighborhood Complaints, Residential Property Services: 913.895.6270

You may also file a report online at www.opkansas.org under the Residential Property Maintenance section.



Keep Nall Hills Beautiful - City Ordinances

The NHHA is committed to maintaining the quality and appearance of our subdivision. Being within the City limits, we must follow the ordinances regarding exterior storage of items and property maintenance.

NHHA receives complaints regarding the improper storage of:

- Trash and recycling bins
- Boats and trailers
- Bags of mulch and other yard materials, ladders, and building materials.

Trash and recycling bins and any yard waste must be screened from view from any street or neighboring property. Ladders, building materials, yard maintenance equipment and materials, etc. must be stored in a fully enclosed area such as a garage or screened from view. They may not

be stored within sight of your neighbors such as in front of the garage or in the side yard.

We receive neighbors' concerns regarding the following maintenance issues:

- Exterior painting
- Fence maintenance
- Grass or weeds that exceed the city allowed maximum height

The city code requires that grass and weeds should not exceed more than 8 inches in height.

Fences and gates must be kept in good condition. A home exterior should be repainted when more than 20 percent of the surface of any one area is scaling or peeling.

Boats and recreational vehicles may be parked on a paved driveway on two occurrences during any 30 day period. Each occurrence may not exceed 48 hours. The city is very

specific about boat storage on residential property. If you are considering keeping a boat or recreational vehicle on your property, you must follow the codes found on the city web site.

All these items are addressed in the Property Maintenance Code 7.26; a link to the document may be found here: <http://www.opkansas.org/Doc/726-Property-Maintenance.pdf>

If you have any other questions, visit www.opkansas.org or call the city at 913-895-6270. All these documents may also be found on the NHHA web-site.

Please do everything you can to maintain the beauty and safety of our neighborhood, for residents and passersby alike—let's keep Nall Hills beautiful!