

Established October 25, 1956

April 10, 2015

Spring 2015

www.nallhills.org



# Nall Hills Homes Association

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## *Annual Meeting Held November 11, 2014* *Indian Woods Middle School*

The 58th annual Nall Hills Homes Association meeting was held November 11th, 2014 at Indian Woods Middle School with 114 homes represented and 34 proxies submitted. Again this year, members enjoyed sandwiches, chips, pop and cookies from Hy-Vee.

President Mark Sutton welcomed everyone to the NHHA Annual Meeting. His opening remarks included the introduction of the board members and accomplishment highlights of 2014. Recording Secretary Erica Kurta read highlights of the minutes from the 2013 annual meeting, which were approved by those in attendance.

Our guest speaker was Chief Bryan Dehner of the OP Fire Dept. He provided a detailed explanation and answered questions regarding their move into our neighborhood, in establishing an Advanced Life Support (ALS) satellite squad station in Nall Hills.

Treasurer Mark Able presented the 2014 projected financial results and the proposed budget for 2015-2016, with a recommendation to increase 2015 dues to \$198 resulting directly from an increase in trash collection fees. A motion to approve the increase was seconded and passed unanimously by those in attendance.

The slate for the 2015 Board of Directors was presented and approved (See Page 2 for list of Board Members).

Committee reports by the respective board members present were delivered regarding civic affairs, neighborhood preservation, our share-a-repair program and website updates.

Door prizes contributed by area merchants were awarded to members in attendance, with the grand prize awarded to one lucky member whose 2014 Nall Hills Homes Association dues were paid in full.

## 2014 Annual Meeting Door Prizes Donors:

- Brobeck's BBQ
- Bryan Lawn & Handyman Services
- Chase Suite Hotel
- Cinzetti's
- Conroy's Pub
- Firstwatch
- Hy-vee
- L & K Trash Service
- Long Branch Saloon
- Nall Hills Liquor
- Papa John's
- Papa Murphy's
- Puppy's Playpen
- NHHA

## *NHHA Summer Party at Roe Pool*

As this is the last season for Roe Pool and the 2014 NHHA party was such a success, we're planning to have this year's Summer Party at Roe Park to bid the pool a fond farewell and look ahead to our new park coming Fall 2016 (see Page 5).

We're *tentatively* planning to have the party on August 2nd from 1-4 pm; we'll send out an email and post information to our website once the exact date is confirmed. There's plenty of open space and playground areas for the kids, so bring the entire family. We look forward to seeing you there!



**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 Mammitz  
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

**Civic Affairs  
Open**

**Webmaster**

Heath Hancock  
5618 West 98th Place  
913-742-8776

**At-Large**

Sharee Wiggins  
Catherine Stevens

**Reminder: The annual dues (\$198) statements have been mailed directly to you. If you have not received yours, please contact our office at 913-642-8398. Due date for payment was February 1, 2015.**

## President's Message to Residents

At the annual meeting last November, there were a few questions that I would like to address to keep everyone up to date:

**The Top Golf Entertainment site with those giant poles is a big concern.**

The board contacted our City Council representatives. The 150ft high poles were in the materials presented to the council, but were not a point of discussion. Unfortunately, these do stand out quite a bit as constructed; however, one council member felt this facility will complement the convention center.

**Can the board help with speeding along 95<sup>th</sup> Street, West of Lamar?**

We followed up with the city traffic engineering department. They indicated they would be willing to conduct a speed study along this stretch of 95<sup>th</sup> Street, but their equipment doesn't work well in the cold. A follow-up was done again in February, that indicated the study will be done in April.

**Can the board ask L&K to accept yard waste in something other than paper bags? (This has been asked multiple times over the past few years)**

The concern for L&K (and any trash hauler) is ultimately a workman's compensation concern. Some residents water down the grass clippings to get more in the container, which makes them extremely heavy and puts those who lift them at risk for injury.

**Why are Yard Waste bag limits set at 6 per week and 10 per week in Nov/Dec? (This also has been asked multiple times over the past few years).**

When the trash contract was negotiated, our goal was to provide a comprehensive plan at the best rates possible; in accomplishing this, weekly limits were proposed and L&K Services had the lowest rates offered. We do realize that during the fall, the weekly bag limits can be challenging; a suggestion to work with your neighbors to help each other out seems to be working well.

## Annual Nall Hills Garage Sale June 24th-27th

The Association will sponsor the annual Homes Association garage sale starting **Wednesday, June 24th through Saturday, June 27th.**

Registration is not required to participate this year. You may open and close your sale on the days and times convenient for

you. The Homes Association will provide advertising in the KC Star for the neighborhood sale dates.

Additionally, the association will provide 6 large banners at major entrances into the neighborhood. Feel free to place your own sign in your

yard for your specific sale location, but please do not place signs in your neighbor's yards without their permission, and remember to take your signs back down. See these OP Guidelines for additional signposting information:

<http://www.opkansas.org/Doc/Temporary-Signs-Brochure.pdf>

## L & K Update and Friendly Reminders...

The NHHA trash contract continues with L&K Services through December 31, 2016. Our services continue to include household waste and recycling pickup 52 weeks of the year; yard waste will be picked up 41 of the 52 weeks. **Please be mindful of the 6-bag-limit for yard-waste at this time!**

Tree branches should be cut into lengths of four feet, tied in

bundles, with a maximum diameter of 18 inches.

Your weekly trash pick-up is either a Tuesday or Wednesday, the same as it was in 2014. Members should have their trash out by 6am on their designated day. Please note, the City of Overland Park prohibits placing your trash out earlier than 24 hours prior to your designated pickup day; the city

also requires that trash haulers collect yard waste for a minimum of 40 weeks.

Holidays in 2015, where trash pickup will be delayed one day are Memorial Day, and Labor Day...and remember, a monthly bulky item pickup will continue to be offered the first week of every month free of charge!!

Visit [www.lktrashservices.com](http://www.lktrashservices.com) or call (913)837-4637 for details.

## Neighborhood Maintenance and Security Tips

Taking pride in keeping your property clean and attractive looking helps keep all of our property values up and peace among neighbors.

If you're interested in reducing waste, composting, rainwater harvesting, and recycling, we encourage residents to visit [www.opkansas.org/resident-resources/environment/at-home](http://www.opkansas.org/resident-resources/environment/at-home) for ideas on keeping your property beautiful while handling household and yard waste in an environmentally friendly manner.

With regard to home security and safety, here are some tips for increased neighborhood security in Nall Hills.

- Communicate on social media.** NHHA has a Facebook page and a website which are great tools for reaching out. There's also the Next Door website [www.nextdoor.com](http://www.nextdoor.com) where you can communicate with other Nall Hills residents...and remember to share your email with us - see Page 5.
- Get to know your neighbors!** You can let each other know when you're out of town, so they can be on the lookout for suspicious activity.
- Attend HOA meetings.** You can alert a very large group of your neighbors of any safety concerns.

We all want a beautiful and safe neighborhood—it benefits us all if we each do our part.



Typical Rain Garden

## L & K 2015 Collection Calendar

Note: No yard waste pickups will be made on weeks highlighted in gray. **There is a 6-bag limit on yard waste from January to October.** This increases to 10-bags in November and December.

**January**

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

**February**

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

**March**

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

**April**

S	M	T	W	T	F	S	
				1	2	3	4
5	6	7	8	9	10	11	
12	13	14	15	16	17	18	
19	20	21	22	23	24	25	
26	27	28	29	30			

**May**

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

**June**

S	M	T	W	T	F	S					
						1	2	3	4	5	6
7	8	9	10	11	12	13					
14	15	16	17	18	19	20					
21	22	23	24	25	26	27					
28	29	30									

**July**

S	M	T	W	T	F	S			
						1	2	3	4
5	6	7	8	9	10	11			
12	13	14	15	16	17	18			
19	20	21	22	23	24	25			
26	27	28	29	30	31				

**August**

S	M	T	W	T	F	S	
							1
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30	31						

**September**

S	M	T	W	T	F	S			
					1	2	3	4	5
6	7	8	9	10	11	12			
13	14	15	16	17	18	19			
20	21	22	23	24	25	26			
27	28	29	30						

**October**

S	M	T	W	T	F	S		
						1	2	3
4	5	6	7	8	9	10		
11	12	13	14	15	16	17		
18	19	20	21	22	23	24		
25	26	27	28	29	30	31		

**November**

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

**December**

S	M	T	W	T	F	S				
						1	2	3	4	5
6	7	8	9	10	11	12				
13	14	15	16	17	18	19				
20	21	22	23	24	25	26				
27	28	29	30							



### Recycling Works:

Making a ton of paper from recycled paper saves up to 17 trees and uses 50% less water.

-U.S. Energy Information Administration



## Our Neighborhood Schools

[www.smsd.org](http://www.smsd.org)

### John Diemer Elementary

9600 Lamar Avenue  
913-993-3100  
<http://diemer.smsd.org>

### Trailwood Elementary

5101 West 95th Street  
913-993-5600  
<http://trailwood.smsd.org>

### Indian Woods Middle School

9700 Woodson  
913-993-0600  
<http://indianwoods.smsd.org>

### Shawnee Mission South High School

5800 West 107th Street  
913-993-7500  
<http://smsouth.smsd.org>

### SM Schools District Office:

7235 Antioch Road  
913-993-6200  
[www.smsd.org](http://www.smsd.org)

### SM South Graduation!

May 19th, 8:00 pm  
SM South Stadium



## SMSD Local Option Budget & Bond Issue Passes

In the District's first mail-in ballot election, Shawnee Mission voters have endorsed both the local option budget (LOB) and bond proposal questions. Voters overwhelmingly approved maintaining the local option budget at the current level in addition to approving a \$223M bond for district-wide capital improvements.

The LOB is locally raised funding that can be used for operating expenses, such as salaries, benefits, supplies, and utilities. The affirmative vote did not increase the LOB, it will only maintain the current level at 33% (which was established by the Shawnee Mission Board of Education when they raised it from 31% to 33% for 2014-2015). There is no tax increase associated with this action.

The bond will provide safety and security improvements, reinvest in district facilities, update and enhance technology infrastructure and support instruction, activities, and wellness efforts district-wide. In addition, five elementary schools (one in each respective high school geographic area) will be rebuilt. SMSD facilities are used to support many community activities outside of the regular school day, and the age of our facilities range from three to 93 years, with the majority 40 – 60 years old.

The new elementary schools include: Crestview (SM North), Briarwood (SM East), Rhein Benninghoven (SMNW), Trailwood (SM South), with funds set aside to rebuild a yet-to-be-determined school in SM West feeder area. The media centers in the District's middle and high schools will be updated as part of the technology enhancements, along with updating the little theatres in the five high schools.

## Plans for Metcalf South Progressing!!!

On February 11th, Owen Buckley of Lane4 Property Group presented conceptual plans for the redevelopment of Metcalf South to about 200 residents at Matt Ross Community Center. The design is a mixed-use project proposed for the northeast and southeast corners of 95th Street and Metcalf Avenue.

On the northeast corner, the developers plan a "community center" with smaller commercial uses, 450 luxury apartment and spaces for community gatherings and events. The south side, where Metcalf South is located, will be dominated by large retail stores, but will also include some smaller retailers and restaurants. The developers are also considering a network of walking and biking paths, but its location along busy Metcalf Avenue and being bisected by busy 95th Street poses challenges to connecting the two sides of the project and promoting pedestrian traffic from west of Metcalf.

Lane 4 also met on March 10th with Glenwood residents who live immediately adjacent to the project, and members of the NHHA Board. The developers are pursuing tax incentives through Tax Increment Financing (TIF), which the OP City Council approved at a March 16th public hearing. This is a very important project near our neighborhood—we encourage your thoughts on these developments. You may share your thoughts on line by visiting their website.  
[www.thenewmetcalf.com/](http://www.thenewmetcalf.com/)



## Roe Park Project Underway Fall 2015!

As you may recall, Roe Pool will close in August after the 2015 season, to make way for the construction of a new park design.

Planning was completed in July 2014, and the Construction Document Phase began last December. The design incorporates new tennis courts, interactive fountains, and various new play areas for kids (and adults!) of all ages.

There was a final development presentation to the OP Planning Commission on March 9th. The documents are scheduled to be released for bid in April of this year, with construction starting in August 2015 (after formal closure of Roe Pool). The project is scheduled for completion early 2016 in time for summer.

This is a **very** important amenity near Nall Hills, providing a

wonderful place for families, exercise, or just a great day at the Park; you can find out more on the City's website [www.opkansas.org](http://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](mailto:Greg.Ruether@opkansas.org).

*Roe Park Masterplan  
BBN Architects*



## Trash Collection Survey

The NHHA board is looking for feedback regarding future trash services (household waste, recycling and yard waste). You may go to the NHHA website to provide your feedback or fill out the enclosed survey card and return to the NHHA office at 10025 Lamar; please provide your feedback by August 1st. This information will be considered in contract negotiations for services beginning 1/1/2017.

- 1) Are you satisfied with the current collection arrangements with L&K Services (including the yard waste collection for 41 weeks out of 52 total weeks)?
- 2) Knowing that the annual dues could increase proportionately, would you be in favor of extending yard waste collection to 43 weeks out of 52 weeks?
- 3) Knowing that the annual dues could increase proportionately, would you be in favor of extending yard waste collection to 50 weeks out of 52 weeks?
- 4) With the possibility that your annual dues could decrease slightly but with the understanding that you would be required to have larger garbage cans for automated pickup of household waste and recycling, would you be in favor of automation? This change would introduce trucks with automated pickup arms (excluding yard waste pickup). (Note that you would be required to keep these cans out of sight, either in your garage or enclosed, as per the City of Overland Park.).

## 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. 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 needing to earn 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](mailto:sharearepair@nallhills.org)

### We Want Your Email Address!

We want to be able to communicate with our homeowners so if you haven't provided us with your email address, please do so by doing one of the following:

1. Email us at [nhha@att.net](mailto:nhha@att.net), to be sure we get your correct email address, or
2. Call 913-642-8398 and leave a message, or
3. Visit our website at [www.nallhills.org](http://www.nallhills.org) and click on the link - it will address the email for you.

Thanks—let's keep in touch!

Let us know of any quality workmanship! We continually need new recommendations, as the list gets quickly outdated.

Please Share-A-Repair!

Nall Hills Homes Association  
10025 Lamar  
Overland Park, KS 66207  
Phone: 913-642-8398  
Email: web@nallhills.org

And now you can even follow us on  
Facebook and Twitter!



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.

## NHHA — About Us

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 monthly, August through May, at the Community America Credit Union at 7pm, to review general operations and neighborhood business.

**Please Note:** If you have an interest in becoming a member of the Board of Directors, please contact our office at 913-642-8398, email us at mail@nallhills.org, or you may contact Mark Sutton directly at 913-648-8226.

## Board Member — Mark Able

My wife and I moved to Nall Hills in 1988 from a townhouse located near Johnson County Community College. At the time, I worked close to 110th Street and Lamar and often drove through the neighborhood. During those trips, I gained the impression that Nall Hills was the type of place in which we would like to live, given that it was an established area with mature trees and a more “neighborhood” feel. Also, since we had a 1-year old son at the time, and looking to the future, having an elementary and middle school within walking distance was a definite advantage of the area. Our second son was born in 1990 and both attended John Diemer and Indian Woods before graduating from Shawnee Mission South. Each son also enjoyed playing in the Nall Hills Baseball league.

I joined the board in 2005, replacing Mark Sutton as Treasurer, and have served in that capacity to this date. I have worked for over 30 years in various finance-related positions for the same company, albeit one whose name has changed (United Telecom, Sprint, Embarq, and currently, CenturyLink).

## Keep Nall Hills Beautiful - City Ordinances

### 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](http://www.opkansas.org)  
under the Residential Property  
Maintenance section.



The Nall Hills Homes Association is committed to maintaining the quality and appearance of our subdivision. Our homes association is within the city limits of Overland Park, and as such, we must follow the ordinances of the city regarding exterior storage of items and property maintenance.

The City publishes a newsletter called ‘Overview’ that is sent to homeowners. In the current issue, the city addressed property maintenance and common code violations, which include:

**Inoperable vehicles:** Including, but not limited to a vehicle without a current license tag, a vehicle not equipped with all parts required to legally operate on public streets or a vehicle that cannot be driven under its own power.

**Open storage:** Open storage is prohibited. Equipment, materials or furnishings that would not ordinarily be used outdoors may not be stored outdoors. For example, indoor furniture, household appliances, auto parts, gardening equipment or building materials.

**Exterior maintenance:** All trim, siding, railings, walls, porches, doors, windows, screens and any other exterior parts of residential structures must be maintained in good repair. Painted surfaces must be sealed, and no chipping and peeling areas on the exterior of the property are allowed.

**Junk, trash and debris:** These objects are prohibited from being left in the yard and must be properly disposed of. This includes junk, auto parts, appliances, furniture, building mate-

rials, tires, trash, cardboard, plastic, etc., and debris such as tree trimmings and fallen limbs.

To view this article in its entirety, search [OPKansas.org](http://OPKansas.org) for Overview Newsletter Winter 2014. For more information on these and other Municipal Codes, contact the City of Overland Park Community Services at 913-895-6270 or visit the website at [www.opkansas.org](http://www.opkansas.org).

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!**

