

Established October 25, 1956

October 15, 2016

Fall 2016

www.nallhills.org



Inside this Issue:

<i>Metcalf South Update</i>	2
<i>Summer Party Recap</i>	2
<i>Board Members</i>	2
<i>Board Elections</i>	3
<i>Outdoor Burning Regs</i>	3
<i>Sprouts Opens</i>	3
<i>Treasurer's Report</i>	4
<i>Historical Perspective</i>	5
<i>Meadowbrook Project</i>	5
<i>Winter Waste Schedule</i>	5
<i>Give Us Your Email</i>	6
<i>Be a Good Neighbor</i>	6

Annual Meeting Notice Tuesday, November 15, 2016, 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 15th at 7:00 pm 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. We look forward to sharing the past year's activities with you and looking forward to the year ahead. We have a

lot going on around Nall Hills, with nearby projects completed or underway, and are excited about the continued progress.

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 the meeting notice and mail to (or feel free to drop off at) the Nall Hills Homes Association office at 10025 Lamar.



*Join us for the Annual NHHA Meeting in November!
Indian Woods Middle School
9700 Woodson Drive*

2015 Annual Meeting Door Prizes Donors:

- The Big Biscuit
- Brobeck's BBQ
- Bryan's Lawn & Handyman Services
- Cinzetti's
- Conroy's Pub
- Curves
- First Watch
- Freddy's Custard
- HyVee
- L&K Trash Services
- Papa John's Pizza
- Pie Five Pizza Co.
- Puppy's Playpen

Renovated Roe Park and Splash Pad Opens!

The first week of August saw the newly renovated Roe Park open up to restore a valued, family-oriented amenity near our neighborhood. The \$2.5 million Roe Park renovation is part of the comprehensive master plan for Overland Park. Work at the 20-acre park began in September 2015.

The renovation is highlighted by a 30-foot by 80-foot "splash pad" which includes a large mist sprayer, water spouts, and a water weave attraction. In addition to the splash pad, the renovation includes new tennis courts, three new picnic shelters, built-in grills, restrooms, and parking.

The largest shelter house has a 20-foot-tall chimney with a custom grill, electrical connections and interior lighting. It is designed for use by large or small groups and may be reserved for special events for a fee.

The renovation also retained the baseball and soccer fields along with the bicycle trails, transforming our park into a tremendous asset so close to Nall Hills. We hope you visit the park soon!





President

Mark Sutton
6009 W. 99th Street
648-8226

Vice-President

Brian Viets
9748 Russell St.
439-1995

Secretary

Hans Nettelblad
9940 Woodson Dr.
231-8254

Treasurer

Mark Able
9816 Riggs St.
642-9209

Community Services

Dorene Mamvitz
5511 W. 101st Street
648-4885

**Office Administrator and
Recording Secretary**

Erica Kurta
10025 Lamar Ave.
642-8398

Neighborhood Service Recommendations:

Sharee Wiggins
6333 W. 100th Terrace
341-8289

Civic Affairs

Open

Webmaster

Open

At Large

Sherris Bellamy
6525 W. 100th Terrace
652-6520

At Large

Mark Heatherman
9724 Russell Ave.
907-5202

Metcalfe South Update

In early August, the Overland Park City Council voted 11-0 to approve a revised preliminary plan for the new \$80 million 95 Metcalfe South project proposed for the site by co-developers Lane4 Property Group Inc. and The Kroenke Group. It calls for a total of 305,000 square feet of retail in 15 buildings, including a 165,000-square-foot Lowe's Home Improvement store, and 1,248 surface parking spaces.

Back in June, Owen Buckley of Lane 4 spoke to Nall Hills residents at Indian Woods Middle School, to present the latest plans and answer questions from attendants.

The plan was fairly well received, and the NHHA board sent out a brief summary of the

meeting content and discussion to NHHA members in a June 29th email.

With this latest approval, the new Lowe's and all of the infrastructure for the new shop-

ping center could be completed by the spring of 2018. The remainder of the vertical construction, which depends on tenants being signed, could take three to five years to build out.



NHHA Summer Party Recap

On Sunday, August 21, 2016, the Nall Hills Homes Association sponsored the 3rd annual Neighborhood Block Party under the BIG tent, at Indian Woods Middle School, from 1-4pm.

Attendees enjoyed the great weather and friendship throughout the afternoon. Many members partook in the delicious food purchased from Jazzy B's food truck and free ice cream from the Frosty Treats Truck.

Kids (of all ages) also enjoyed the combo inflatable bounce house and slide, the "balloon guy," as well as a game of Corn Hole or giant Jenga.

One Nall Hills family offered free watermelon to everyone in attendance. What a great thing to do for your neighbors.

In addition, OP Fire Department's Squad 47 was in attendance and spoke with everyone who visited with them. Kids were excited to receive special gifts from the 2 fireman.

Over 180 people attended the party.—what a great day and turnout for members of Nall Hills.

Please take a moment to go to the Nall Hills website (www.nallhills.org) and take a brief survey to provide feedback on this event.



Election of NHHA Board Members

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 Dr.

Sherris Bellamy, 6525 W. 100th Terr.

Sharee Wiggins, 6333 W. 100th Terr.

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

Mark Able, 9816 Riggs St.

Brian Viets, 9748 Russell St.

Dorene Manvitz, 5511 W. 101st St.

Mark Heatherman, 9724 Russell Ave.

Note: If you have an interest in becoming a member of the Board of Directors, please contact 642-8398 or email us at mail@nallhills.org. We have one open position and welcome new perspectives!



Outdoor Burning Regulations

Fall is here and with this colorful season, the fallen leaves from our wonderful trees. Do NOT be tempted to burn your leaves (or anything else)!

Fire pits, portable outdoor fireplaces/fire pits, chimineas and Tiki torches are allowed at single family dwellings or duplexes without a permit (these are strictly prohibited at multi-family dwellings).

Detailed Burn Regulations for the city of Overland Park also can be found here:

<https://www.opkansas.org/city-government/fire-department/fire-permits/recreational-fires/>

Key points includes:

- 1.No burning of vegetation, leaves, wastes, or other combustible materials.
2. A recreational fire shall not be more than 3 feet in diameter by 2 feet high in dimension.
3. Portable outdoor fireplaces/pits shall not be operated

within 15 feet of a structure

4. No burning when wind speed exceeds 15 mph.

5. Fuel for a recreational fire shall consist only of seasoned dry firewood (dried at least six months)

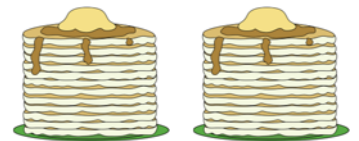
6. Recreational fires must be constantly attended until out, and fire extinguishers are to be available for immediate use.

Please observe these regulations and be safe—for you and your neighbors...thanks!

WHO WANTS PANCAKES?

**Cub Scout Pack 3286
Annual Pancake Breakfast**

**Location: John Diemer Elementary Cafeteria
Saturday March 4th, 2017
7:30 AM-11:00AM**



HOLIDAY FAIR (Craft Sale)
John Diemer Elementary PTA
Saturday, November 19th
9:00 AM to 3:00 PM

Sprouts Opens Along With Other Businesses!!

By now, we hope you've all had the opportunity to visit our newest addition to the neighborhood. This past June, Sprouts Farmer's Market opened in Nall Hills Shopping center to provide residents a very convenient (with many healthy food choices) grocery store. This adds yet another valuable amenity to our residents and growing community.

The Nall Hills Shopping Center renovation is nearing full completion, and other places of business have opened up such as Orange Theory Fitness.

Our neighborhood businesses received all new façade construction to provide the entire complex with a fresh new look.

Please be sure to visit and support our local businesses—keep Nall Hills thriving and attractive to prospective homeowners!



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 Sharee Wiggins at 341-8289 or email her at:

naha.wiggins@yahoo.com

Treasurer's Report - Proposed 2016 Budget

Treasurer Mark Able recommends the annual assessment for the year 2017 be set at \$204 per household (a \$5 increase from 2016). The increase in trash service expense is the main reason for the dues increase for 2017. All other expenses are expected to remain at current levels or increase 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 2017 Annual Budget and Projected 2018-2019						
	Proposed		Preliminary			
	Budget 2017	Cost per Home	Budget 2018	Cost per Home	Budget 2019	Cost per Home
Receipts:						
Membership assessments	258,876	\$ 204	266,490	\$ 210	275,373	\$ 217
Late payment fees	3,000		3,000		3,000	
Transfer fees	2,000		2,000		2,000	
Disbursements:						
Trash service	236,711	186	244,229	192	252,211	198
Salary	9,600	8	9,600	8	9,600	8
Payroll taxes	873	1	873	1	873	1
Telephone	2,880	2	2,938	2	2,996	2
Print/postage/supplies	5,700	4	5,800	5	5,900	5
Insurance/bond	2,427	2	2,475	2	2,525	2
Professional fees	4,100	3	4,100	3	4,100	3
Miscellaneous	1,500	1	1,500	1	1,500	1
Total operating funds disbursed	263,791	208	271,515	214	279,705	220
Net increase (decrease) in operating funds	85	0	(25)	(0)	668	1
Large Item Pickup Cost	-	-	-	-	-	-
Neighborhood Party Cost	-	-	-	-	-	-
Interest income	700	1	700	1	700	1
Net Increase (Decrease) in Cash	785	1	675	1	1,368	1

Note: Trash service expense based on new contract effective January 1, 2017.
(2018-2019 based on maximum annual increase allowed in the contract).



Board Member Spotlight - Erica Kurta

In the spring of 1994, my husband Dave and I, and our two children Kevin and Kerry, moved from California to Kansas as a result of a job transfer. Having lived in Southern California for most of my life, I wasn't too sure how I was going to take the transition weather-wise but I was game to try. That, and money talks!

We rented a home in the Lenexa area for the first year we were here and took advantage of that time to look around before buying. One of the first neighborhoods we looked at was Nall Hills. Sidewalks on both sides of the street, beautiful trees, and the ability to walk to elementary, middle and high schools were

major draws. A home inspector mentioned he was glad to see us buy a house in the development because they were known for being solidly built.

Our first home was in the 6300 block of 100th Terrace. On moving day, neighbors from all sides introduced themselves and made us feel welcome immediately. While some of the original group has moved on, we count ourselves so fortunate to be friends with those that are still here - and you know who you are! In 2001, we went to an estate sale being held three houses down and across the street on Lamar. To make a long story short, we ended up buying a few items, along with the house!!

By the time we moved to Lamar, I was working for the Shawnee Mission School District and I had also stepped into the rather large shoes of former NHHA Recording Secretary Maureen Rinker who had decided to retire after thirty years of service. It was a great way to become involved in the community and learn about the history of our neighborhood as well as come to understand that a "good" neighborhood doesn't just happen. It takes lots of behind the scenes efforts to promote and foster a place that is safe, attractive, and somewhere you and your family want to be. Twenty plus years later, I am happy and proud to say that Nall Hills is still that place for us!



NOTE: Please let us know of any quality workmanship!

We continually need new recommendations, as the list gets quickly outdated. Go to NSR page on our website or contact Sharee Wiggins at 341-8289 or nhha.wiggins@yahoo.com

Meadowbrook Development Underway

Another nearby development is the Meadowbrook project at Nall and Somerset Avenue. When complete is slated to be the largest park in northeast Johnson County, with both public and private investments.

The project attained final approval this past spring and construction got underway in May. Part of the project will replace the 1970s-vintage Meadowbrook clubhouse with a new activity center.

The Meadowbrook park will feature about three miles of biking/walking trails, playgrounds, a balance course, picnic areas, three lakes, sport courts and sculptures throughout.

The private development will include 53 single-family homes, 70 townhomes, about 330 senior-housing units, about 280 luxury apartment units and a 50-room boutique hotel with 5,000 square feet of retail. The

entire development is expected to take 4-6 years to complete.



Don't Feel Like Raking Leaves?...Mulch Instead!

The arrival of fall in our neighborhood means the inevitable amount of leaves on our lawns. For those accustomed to raking, there is an easier alternative which actually benefits your lawn—mulch mowing.

An article featured on Kansas State University's website outlines the process, which is just

as it sounds. The leaves are mown back into the turf and turned into mulch. Research at Michigan State University has shown this process actually benefits the lawn.

While the process involves more mowing, it greatly reduces the labor of raking and bagging.

To find out more, you can read the article here:

<http://www.johnson.k-state.edu/lawn-garden/agent-articles/lawns/mulch-mowing-fall-leaves.html>

Neighborhood Pets:

We continue to receive phone calls regarding barking dogs in the neighborhood. As a common courtesy, please take responsibility for your animals and help control any excessive barking. When away at work, don't leave them out; you may not know they bark excessively all day. The City has a noise ordinance you may want to research to avoid any fines that could be assessed. Also, please 'clean up' after your dog while out on walks; let your neighbors fertilize their own yard!



Nall Hills Homes Association
10025 Lamar
Overland Park, KS 66207
Phone: 913-642-8398
Email: web@nallhills.org
Find us on Facebook, Twitter,
and Nextdoor websites!



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 Monday 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.

Let's Keep In Touch...

We'd like to keep you as informed as possible with all things directly or indirectly concerning NHHA, particularly on occasions where we need to reach out to our homeowners in case of an emergency or late-breaking news, weather, or issues of interest to our residents.

Please send us your email address, so you're always just a click away, to:

nhha@att.net

We want to do everything we can to keep our residents aware of any issue—and let us know if we need to delete an old email address for you, too. Thanks!



Send us your email to stay informed of NHHA issues!

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.



Our Homes, Our Neighborhood - Be a Good Neighbor

Trees:

Many of the trees in Nall Hills are getting older, which results in more dead branches. These present a risk to homes, cars and people. Homeowners should assess this risk and have a licensed, insured service remove dead branches from their trees before they break off.

Any fallen limbs should be bundled in 4 foot sections and put out with the trash. Larger logs may be stacked for firewood or must be removed from the property.

Trailers, recreational vehicles and boats:

The city of Overland Park has codes and restrictions regarding the parking of trailers, recreational vehicles and boats. Some of the Nall Hills residents use trailers for business and are not aware of the city codes regarding parking of these vehicles.

Exterior Storage:

Nall Hills Homes Association follows the codes established by the City of Overland Park regarding the exterior storage of items. Trash cans and lawn equipment must be stored "within a fully enclosed structure or screened from view from any street or neighboring property."

If you are unsure about proper code compliance or for more information on Municipal Codes, visit the city's website at www.opkansas.org/resident-resources or contact Community Services at 913-895-6270.

Monthly bulky item pickup:

Bulky items: The first week of every month, each homeowner is allowed ONE bulky item to be picked up on their trash day. Restrictions – no appliances and item must not be longer than 5 feet in length.

Please be a good neighbor:

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!**

