

Established October 25, 1956

April 10, 2016  
Spring 2016  
www.nallhills.org



# Nall Hills Homes Association

## Inside this Issue:

|                                   |   |
|-----------------------------------|---|
| <i>President's Message</i>        | 2 |
| <i>Garage Sale</i>                | 2 |
| <i>Large-Item Pickup</i>          | 2 |
| <i>Maintenance &amp; Security</i> | 3 |
| <i>Cub Scout Pack 3286</i>        | 3 |
| <i>Meadowbrook Update</i>         | 4 |
| <i>Nall Hills Shopping Ctr.</i>   | 4 |
| <i>Roe Park Update</i>            | 5 |
| <i>Rental Properties</i>          | 5 |
| <i>NSR Update</i>                 | 5 |
| <i>Historical Perspective</i>     | 6 |

## *Annual Meeting Held November 10, 2015* *Indian Woods Middle School*

The 59th annual Nall Hills Homes Association meeting was held November 11th, 2015 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 2015. Recording Secretary Erica Kurta read highlights of the minutes from the 2014 annual meeting, which were approved by those in attendance.

Our guest speakers were Manny Cabral and Gary Lee, both City inspectors; they presented information on City-supported community activities, code enforcement, and property maintenance—all very important in keeping our neighborhood beautiful and safe.

Treasurer Mark Able presented the 2015 projected financial results and the proposed budget for 2016-2017, with a recommendation to increase 2016 dues to \$199 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 2016 Board of Directors was also presented and approved (See Page 2 for list of Board Members).

Committee reports by the respective board members present were delivered regarding civic affairs, community services, our neighborhood service recommendations (formerly 'Share-A-Repair') 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 2016 Nall Hills Homes Association dues were paid in full.

### 2015 Annual Meeting Door Prizes Donors:

- The Big Biscuit
- Brobeck's BBQ
- Bryan Lawn & Handyman Services
- Cinzetti's
- Conroy's Pub
- Curves
- Firstwatch
- Freddy's Custard
- Hy-vee
- L & K Trash Service
- Papa John's
- Pie Five Pizza Co.
- Puppy's Playpen
- NHHA

## *NHHA 2016 Summer Event—August 21st!*

Please join us on **Sunday, August 21st from 1-4 pm at Indian Woods Middle School**, for our 3rd Annual NHHA Summer Event. Find us at the large green space northwest of the school at 97th and Horton.

We're planning activities for the kids and possibly a food truck. We've confirmed with OPFD they'll have a truck there from 2-3; there'll also be music and ice cream for everyone to enjoy. There's plenty of open space and playground areas for the kids, so bring the entire family and come meet your long-time neighbors and new residents alike...we look forward to seeing you there!



**President**

Mark Sutton  
6009 W. 99th Street  
648-8226

**Vice-President**

Brian Viets  
9748 Russell Street  
439-1995

**Secretary**

Hans Nettelblad  
9940 Woodson Drive  
231-8254

**Treasurer**

Mark Able  
9816 Riggs Street  
642-9209

**Community Services**

Dorene Mamwitz  
5511 W. 101st Street  
648-4885

**Office Administrator  
and Recording Secretary**

Erica Kurta  
10025 Lamar Avenue  
642-8398

**Neighborhood Service  
Recommendations:**

Sharee Wiggins  
6333 W. 100th Terrace  
341-8289

**Civic Affairs**

Catherine Stevens  
6417 W. 100th Street  
321-6163

**At Large**

Sherris Bellamy  
6525 W. 100th Terrace  
652-6520

**At Large**

Mark Heatherman  
9724 Russell Street  
907-5202

**Reminder:** The annual dues (\$199) 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, 2016.**

## President's Message to Residents

Wow! For the most part, the Kansas City area has enjoyed one of the mildest winters in recent memory. The good news here is that this likely saved all of us a few dollars in our utility bills and allowed us to enjoy the outdoors a little more than usual this winter. The not so good news is it wasn't cold enough environmentally to assist allergy sufferers as much this year and eliminate some of those pesky insects.

As we look ahead to the warmer Spring and Summer months, I encourage each homeowner to invest some of their personal time to maintain their property's appearance and also spend time being a good neighbor. We live in a day and age where we need everyone to look out for one another and do our part to be neighborly.

How many neighbors do you know on a first name basis? When the opportunity presents itself, consider setting a goal of introducing yourself to two or three residents on your block or the backyard neighbors whom you haven't yet met. If everyone did this, think how much stronger our sense of community could be! On a positive note, our neighborhood has seen an influx of new families moving in, many with young children. Let's all do our part to welcome them to the Nall Hills neighborhood.

Here's wishing everyone a great summer and fall. Cheers!

## Nall Hills Garage Sale June 15th-18th...

The Association will sponsor the annual Homes Association garage sale starting **Wednesday, June 15th through Saturday, June 18th.**

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 neighbors 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>

## ...and the Large-Item Pickup June 25th!

This year's Large-Item Pickup will take place on **Saturday, June 25th.** The volume in our area was huge last year, and some of those items could have stayed out of our landfills and reduced the burden on the trash haulers simply by being donated to area non-profits that accept large items. Your item's 'second life' can go to help those in need.

Please consider donating any usable furniture, appliances and home improvement materials to the non-profit of your choice.

Here are 3 options to consider for large items to donate:

**Blessings Abound.** They're very close to Nall Hills with a large furniture department.

<http://blessingsaboundkc.org/>

10325 Metcalf 913-648-0700

Furniture, Exercise Equipment, Small appliances. Will pick up furniture.

**Habitat for Humanity Re-Store**

9848 W. 87th Street, OPKS  
648-6001

Furniture, appliances, building materials, house accessories

**Catholic Charities of NE Kansas**

433-2100 -- Call for location to donate furniture/large items



## 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.

1. **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.

2. **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.
3. **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.

## Cub Scout Pack 3286

Did you know NHHA is the Charter Organization for Cub Scout Pack 3286? This Pack operates primarily out of John Diemer Elementary for meetings but has scouts involved that attend other schools or are home schooled.

The Pack is very lucky to have a great group of leaders and parents that make the Pack a very active one. In addition to monthly Pack meetings, Dens meet once or twice per month to accomplish smaller group rank activities. Other fun events throughout the year for the Scouts to participate in include a Spring Picnic, Summer Picnic/fishing outing, Pinewood Derby in January, Raingutter Regatta during the summer, Pancake Breakfast, several Pack campouts as well as the summer camps for Scouts of all ages, a fall hayride outing and a few swim nights during the summer months.

If you have boys in 1st through 5th grade that are interested in learning more about our Pack, please contact:

Leigh Ann Teubert, Cubmaster 816-405-6031 [lteubert@hotmail.com](mailto:lteubert@hotmail.com), or

Paul Hemenway, Committee Chair 913-706-1380 [phephenway53@gmail.com](mailto:phephenway53@gmail.com)

## 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.

Your weekly trash pick-up is either a Tuesday or Wednesday, the same as it was in 2015.

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 2016, 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!! To contact L&K, email [HOAprefer@deffenbaughinc.com](mailto:HOAprefer@deffenbaughinc.com), call (913)745-1813 or (913)745-1815 or visit their website: [www.lktrashservices.com](http://www.lktrashservices.com)

## NHHA —About Us

The Nall Hills Homes Association was formed in 1956. The Association has grown from 64 homes initially to the current 1264 homes. It 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 the first Monday, 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 [web@nallhills.org](mailto:web@nallhills.org), or you may contact Mark Sutton directly at 913-648-8226.



### Recycling Works:

**Recycling cuts global warming pollution by the equivalent of removing 39.6 million passenger cars from the road.**

**-Environmental Protection Agency**



## 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 17th, 8:00 pm  
SM South Stadium



## Meadowbrook Redevelopment Update

Plans for the redevelopment of the 136-acre Meadowbrook Golf and Country Club on 91st (Somerset) and Nall Avenue are well underway. Last December the City Council reviewed and approved several items including redevelopment project plan (TIF), park site gift agreement, and the developer agreement.

The Council unanimously approved the rezoning of the property from Single Family Residential to Mixed Used District and Planned General Business District. The rezoning will allow the redevelopment of the southern portion of the property to include single-family housing, apartments, an inn, and retail shops.

The agreement calls for the city to provide \$5 to \$6 million worth of park improvements to 88 acres of the site and deed those acres to JO-CO Park and Recreation District for use as a county park. The roughly 40 remaining acres will be developed by Kansas City-based VanTrust and Wichita-based [Legend Senior Living](#); 8 acres south-east of 91st Street and Nall Avenue will be developed for a senior living facility. VanTrust is planning to develop single-family homes, luxury apartments, townhomes and a boutique inn — Prairie Village's first hotel — on the site.

It is anticipated that the project will break ground this spring, with the estimated project completion in 2019.



## Nall Hills Shopping Center Renovation—a little closer to home

We're sure you've noticed the facelift taking place on the former Nuts and Bolts hardware store space and the rest of the Nall Hills Shopping Center. Recently, Sprouts Farmers Market has confirmed it will open in the Center sometime in the second quarter. In mid-2015, Nuts and Bolts said it was closing its 51,000-square-foot store to "seek a more favorable arrangement nearby." A company official said it is still looking at sites in the area.

Recent marketing documents put out by Price Commercial Realty also show Orangetheory Fitness among the tenants that will occupy the Center. Orangetheory is a workout and fitness facility that focuses on pushing clients into specific heart rate zones during a 60-minute workout. The company has existing Johnson County locations in south Leawood and Olathe. An opening date for either space has not yet been formally announced.



## Roe Park Opening This Summer!

It's been easy to observe the progress of the new Roe Park. You may recall, NHHA had our 2015 Summer Event at Roe Pool before closing for the start of construction.

It's getting closer to completion every day, with the opening scheduled for this summer. The design incorporates new tennis courts, interactive fountains, and various new play areas for kids of all ages. No word yet on a grand opening event, but we'll certainly keep

in touch with the City and let all the NHHA folks know as soon as we find out!

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).



## Have Concerns With Rental Properties in NH?

Overland Park property code officials have been dealing with an increasing number of cases involving neglected rental properties. This includes single-family homes and multi-family rentals. Further, property code and police officers are seeing an increase in major crimes in areas lacking property maintenance attention or effort by property owners.

Recently, the City Council passed the Rental Licensing and Inspection program. It authorizes the city to require all owners of rental residential property to register their property by July 1, 2017. Registration is expected to begin this summer. The program requires owners to obtain and maintain a valid rental license, and pass an exterior inspection of the rental property. Owners of rental property should expect to receive information to initiate any activity. The licensing program excludes interior inspection of residential units; currently, the city conducts interior inspections on a complaint basis.

The registration/licensing program being considered would be phased in over three years:

**Year One:** Registration. Identify all rental properties, contact owners and begin registration.

**Year Two:** Licensing and Inspection. Begin licensing and exterior inspection of properties. This process would take two years to complete.

**Year Three:** Inspections. Exterior inspections of rental property on a regularly scheduled basis.

## Neighborhood Service Recommendations

### 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 Sharee Wiggins at 913-341-8289 or email at her at [nhha.wiggins@yahoo.com](mailto:nhha.wiggins@yahoo.com)

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

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

## An NHHA Historical Perspective: Marie Rohr

Marie Rohr moved to Nall Hills in 1969 from Sioux Falls, SD with her husband and two small boys, ages 5 and 3. Now, 47 years later, Marie recalls Nall Hills having good schools, a large number of children in the neighborhood, and extensive bike trails for the many adventures of her boys. She remembers her initial impression of Nall Hills was that it was clean and well-kept, affordable housing, and easy access to Metcalf South shopping and the French Market. However, they thought they were on the edge of country living with no development beyond the current SMS High school and a field of horses directly across the school.

In keeping with the times, the Welcome Wagon for new neighbors was very active and Block Mother signs were posted in designated houses to inform children of a safe place in event of any trouble. At Halloween, one needed to be prepared for 100 children. Kansas City Chiefs football player Buck Buchanan lived in the area and she shared a light-hearted story of his son taking him to school for "show and tell."

They were also influenced to move here due to the presence of Nall Hills Country Club (NHCC) on Indian Creek. The property had many amenities including one large building with a ballroom and stage, dining room, kitchen, two meeting rooms, Olympic swimming pool, two volleyball courts, six tennis courts, and a large patio with seating for outdoor activities. Swimming and tennis lessons were available. The building hosted receptions, reunions, graduation parties, meetings, wonderful and hilarious neighbor talent contests, lots of dances, and good food. The Country Club was very popular, fun, family-oriented, and lively. Membership fees were paid monthly to the NHHA.

In February, 1984 the NHHA board met and voted to close the Country Club; it was sold within the same year to the Jewish Community Center/Chabad House. She and others were disappointed at the loss of a fun gathering place for neighbors and friends. Eisenhower was US President when NHCC opened and Reagan was President when NHCC closed its doors for the last time.

Thank you Marie Rohr for sharing a few memories and bits of Nall Hills history with us!

## 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, such as 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, appli-

ances, furniture, building materials, 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 2015. 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!**

