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www.nallhills.org



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Annual Meeting Notice Tuesday, November 14, 2017, 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 14th 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 underway and continued flood recovery 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*

2016 Annual Meeting Door Prizes Donors:

- The Big Biscuit
- Brobeck's BBQ
- Bryan's Lawn & Handyman Services
- Conroy's Pub
- First Watch
- HyVee
- Papa John's Pizza
- Papa Murphy's Pizza
- Puppy's Playpen
- Sprout's

Flood Event Recovery — Mtg. with OP Oct. 24th

The recent major rainstorms in July and August caused unprecedented flooding of Indian Creek, which directly impacted Nall Hills homeowners south of 103rd street.

We haven't seen this type of flooding in this area for many years. Some engineers were quoted as saying that the creek reached 100-year and 500-year flood levels. If you happened to drive by this area, you would have easily seen the devastation and damage the flood waters caused, including the toppling of the Nall Hills markers on Lamar Ave at Indian Creek Parkway.

The NHHA personally reached out to those impacted to survey the damage, check on their well-being, and convey that the Board was seeking ways to assist with the cleanup effort. The HOA was able to quickly arrange a special trash pickup with Republic Services for those residents south of 103rd Street, following the second flood event.

This helped remove most of the damaged items so the homeowners did not have to deal with the debris while trying to salvage and recover from the flooding. Ultimately, over 19 tons of trash were removed from our neighborhood.

After working with the City, they will be hosting a meeting Tuesday, Oct. 24th at Indian Woods MS in the MPR Room from 7:00—8:30 pm for the portion of Nall Hills neighborhood south of 103rd Street, between Walmer Street and Nall Avenue. Residents in this area should have also received a letter notifying them of the meeting. Some of the topics will include current infrastructure and possible improvements to reduce the impacts of future flooding.

Lastly, a heartfelt "Thank You" to those homeowners who helped their neighbors in their time of need.



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 Services

Sharee Wiggins
6333 W. 100th Terrace
341-8289

Civic Affairs

OPEN

Webmaster

Mark Heatherman
9724 Russell Ave.
907-5202

At Large

Sherris Bellamy
6525 W. 100th Terrace
652-6520

Metcalfe South Demolition Underway

This past May, demolition got underway at the Metcalfe South Shopping Center; Crossland Construction is preparing the site for the development of 95Metcalfe South, a retail center to be anchored by a Lowe's Home Improvement Center.

The \$180 million redevelopment plan calls for up to 14 buildings on the property. The developers have submitted plans for the first two pad sites

in addition to Lowe's, two 6,000-square-foot buildings facing Metcalfe.

The Lowe's store is to be about 165,000 square feet, positioned where the former Macy's store was located at the north end of the mall.

Developer Owen Buckley, with Lane4 Property Group, said land, road and utility work was targeted to begin in late September, about a month after

previously expected. He has not yet heard from Seritage, the real estate investment trust that owns the Sears site, about its plan for the property, but the 95Metcalfe South plan could stand alone or in cooperation with what Seritage chooses to do.

Lowe's is expected to get access to the site to begin preparation for construction by Nov. 1.

The store is targeted to open in summer 2018.



Brookridge Development Scheduled for Fall Start

The developer of the \$1.8 billion Brookridge mixed-used project in Overland Park said he was hopeful that work on the project would get underway by the fall.

The developers won rezoning and preliminary plan approval last June, after reducing the scope of the project from 8.5 million square feet of office, retail and residential space to less than 5 million square feet as a result of concerns expressed by neighbors and city officials.

The development is geared towards a live/work/play concept, where first-phase construction will take place.

To enhance that area, another plan change will allow the developers to replace an existing pond with "an enhanced linear urban park and waterway that is complete with fountains and a waterfall feature."

They expect the first building to be ready for tenant occupancy by the second quarter of 2019, if incentives for the project are approved on schedule.



Election of NHHA Board Members

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

Mark Able, 9816 Riggs St.

Brian Viets, 9748 Russell St.

Dorene Manvitz, 5511 W. 101st St.

Mark Heatherman, 9724 Russell Ave.

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

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!



Board Member Spotlight - Dr. Brian Viets

In 1967, the year that Metcalf South Shopping Center opened, my family moved into a new house at 9350 Lamar in Johnson Hills. I attended John Diemer Elementary School, Nallwood Junior HS (now Indian Woods MS), and Shawnee Mission South HS. My father, Don Viets, was principal at Somerset Elementary School in Prairie Village for 29 years, the longest tenure of any principal at a single school in the SMSD and actually knew John Diemer personally. My mother, Ada Viets, taught at Diemer for over 20 years. Childhood memories include playing baseball in the Nall Hills Baseball league, mowing a lot of lawns, and playing video games at ShowBiz Pizza Place

(now Chuck E. Cheese).

After stints in Bloomington, Indiana, and Lincoln and Blair, Nebraska, I moved back to Overland Park with my wife and two children. We bought a house on Russell Street, four blocks from my childhood home, and with an identical floor plan. My wife, Gilda, fell in love with the neighborhood, and so our children went to the same schools that I did as a child. Our children, Conner and Erin, both played in the Nall Hills Baseball league. Conner later umpired, I was a coach for ten years and directed the League for three years until the program was transferred to the Jewish Community Center. I have been on the Nall Hills Board of Direc-

tors for nine years.

One of the things we love about Nall Hills is the sense of community. We know our neighbors personally, and we all look out for each other. For the most part, everyone takes care of their properties, and we chip in to help those who cannot. In return, they often bring meals or treats as a thank you.

We have neighbors who were taught by my mom at Diemer, and we are always meeting former students that had my dad as a principal at Somerset. And now, I am running into former college students of mine that have settled down and have kids. The people may change, but thankfully, in Nall Hills, the sense of community always remains.

WHO WANTS PANCAKES?

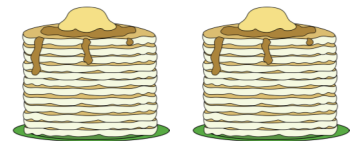
Cub Scout Pack 3286

Annual Pancake Breakfast

Location: John Diemer Elementary Cafeteria

Saturday March 3rd, 2018

7:30 AM-11:00AM



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.

The leaves are mown back into the turf and turned into mulch. Research at Michigan State University has shown this pro-

cess 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 following article:

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

And a reminder, please don't burn your leaves, as it is a violation of OP City Ordinance.



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 post your availability to help on Next Door website.

THANKS!

Treasurer's Report - Proposed 2018 Budget

Treasurer Mark Able recommends the annual assessment for the year 2018 be set at \$210 per household (a \$6 increase from 2017). The increase in trash service expense is the main reason for the dues increase for 2018. 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.

Proposed 2018 Annual Budget and Projected 2019-2020						
	Proposed		Preliminary			
	Budget 2018	Cost per Home	Budget 2019	Cost per Home	Budget 2020	Cost per Home
Receipts:						
Membership assessments	266,490	\$ 210	274,104	\$ 216	282,987	\$ 223
Late payment fees	3,000		3,000		3,000	
Transfer fees	2,000		2,000		2,000	
Disbursements:						
Trash service	244,229	192	252,211	198	259,761	204
Salary	9,600	8	9,600	8	9,600	8
Payroll taxes	814	1	814	1	814	1
Telephone	3,180	3	3,244	3	3,308	3
Print/postage/supplies	5,800	5	5,900	5	6,000	5
Insurance/bond	2,424	2	2,472	2	2,521	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	271,647	214	279,841	220	287,605	226
Net increase (decrease) in operating funds	(157)	(0)	(737)	(1)	382	0
Large Item Pickup Cost	-	-	-	-	-	-
Neighborhood Party Cost	-	-	-	-	-	-
Interest income	700	1	700	1	700	1
Net Increase (Decrease) in Cash	543	0	(37)	(0)	1,082	1

Note: Trash service expense based on new contract effective January 1, 2017.
(2018-2020 based on maximum annual increase allowed in the contract).



2018 TRASH SERVICE GUIDELINES

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

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

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

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

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

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



Trash and Recycle Service are weekly on Tuesday or Wednesday. You can expect a one (1) day delay on the following Holiday weeks if your service day is on or after the holiday.

- *January 1 – New Years Day
- *May 28 – Memorial Day
- *July 4 – Independence Day
Wednesday Service Only
- *September 3 – Labor Day
- *December 25 – Christmas

Yard Waste Service is available the first two weeks of January, the second week of February and March 12 to December 14.

Six (6) bags weekly. Ten (10) bags in May, Oct, Nov and Dec.

Yard waste will not be picked up on the dates shaded

Large Item Service is limited to one per month and must be scheduled in advance by contacting Republic.

Republic Contact and Customer Service:

Phone: 913-281-4343

Web:
www.republicservices.com

APP: Download for free to communicate directly with their customer service department. Search for "My Resource App" in your app store.

Neighborhood Pets:

We continue to receive phone calls regarding barking dogs. Please take responsibility for your animals and help control any excessive barking. When away, don't leave them out; you may not know they bark excessively all day. The City has a noise ordinance and a fine could be assessed.

There is also a leash law in OP, where you're required to have your dog on a leash at all times. Visit <https://www.opkansas.org> for more information on these requirements..

Lastly, please 'clean up' after your dog while out on walks; let your neighbors fertilize their own yard!



Need Extra Yard Waste Stickers?

With Fall now upon us and our abundance of mature deciduous trees, we'll have an equal abundance of leaves and yard waste. As noted earlier in this newsletter, mulching is good for your yard. However, if you must bag, the current yard

waste bag limit per week is normally 6 bags. This limit is increases to 10 bags in May, October, November and December only. If you find that your number of bags of yard waste is in excess of these limits, you can now purchase special stickers to

place on those bags above the limit, which Republic/CC will then pickup. You can purchase these stickers at the Ace Hardware stores on Mission/83rd and Santa Fe (east of Antioch) for \$12.50, for a sheet of 10 stickers (\$1.25ea).



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 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 NHHHA 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 informed with all things concerning NHHHA, particularly 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 NHHHA 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, with 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:

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:

Trash cans and lawn equipment must be stored "within a fully enclosed structure or screened from view from any street or neighboring property."

Parking:

Parking on or over a sidewalk is a violation of Overland OP Municipal Code. (12.04.085, Section A, #2). This includes the sidewalk that abuts your driveway. The driveway is yours, but the sidewalk is not.

For more information on 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: If you have a bulky item to dispose of, please call Republic to schedule a pickup, or schedule on the

website or through the Republic app on your smartphone.

Need A Dog Walker?

If your (barking) dog needs exercise or human companionship, consider looking on NextDoor, or post your own requests. Perhaps your barking dog is bored and lonely!

Please be a good neighbor:

Please do everything you can to maintain the beauty and safety of our neighborhood. **Keep Nall Hills beautiful!**

