

Established October 25, 1956

October 15, 2019
Fall 2019
www.nallhills.org



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Annual Meeting Notice Tuesday, November 12, 2019, 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 12th 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 at-

tendance. We plan to share this past year's activities with you and what is planned for 2020. We have a lot going on around Nall Hills, with all the nearby projects underway and possible future developments.

The Association's by-laws require at least 5% of the homeowners be 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.



2018 Annual Meeting Door Prizes Donors:

- The Big Biscuit
- Cinzetti's
- Conroy's Pub
- Cross Fellowship Church
- Firstwatch
- Honey Baked Ham
- Hy-Vee (95th/Antioch)
- Papa John's Pizza
- Papa Murphy's Pizza
- Puppy's Playpen
- Republic Services
- Sprouts

Election of NHHHA Board Members

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

- Mark Able, 9816 Riggs St.
- Brian Viets, 9748 Russell St.
- Dorene Manvitz, 5511 W. 101st St.
- Mark Heatherman, 9724 Russell

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

- Mark Sutton, 6009 W. 99th St.
- Sharee Wiggins, 6333 W. 100th Terr.
- Bill Mingle, 10330 Lamar Ave



Are You Receiving our Email Communications??

In this day and age, most people can't live without their cell phone, email and social media.

The Nall Hills Homes Association only uses USPS or email for communication of official HOA business. We do NOT use the NEXTDOOR NALL HILLS social media app. However, we may post information on the Nextdoor app to clarify information that has been shared that may not contain factual data.

We use email to communicate to our members when we need to let everyone know about specific events, dates, trash service delays, etc., which may contain time sensitive data/information.

If you haven't been receiving emails from Communication@nallhills.org, we may not have your correct email address.

Please go to www.nallhills.org

and hover over the CONTACT tab and select the "Email Sign Up" link. This will take you to the section where you can enter your contact and email info.

You can send us an email at communication@nallhills.org with your home address and the email you prefer we use. Or you can also call our office at 913-642-8398 and leave a message with your email address.



NHHA Board:

President

Mark Sutton
6009 W. 99th St.
648-8226

Vice-President

Brian Viets
9748 Russell St.
439-1995

Secretary

OPEN

Treasurer

Mark Able
9816 Riggs St.
642-9209

Community Services

Dorene Mamvitz
5511 W. 101st St.
568-7964

Office Administrator and

Recording Secretary

Erica Kurta
10025 Lamar Ave.
642-8398

Neighborhood Services

Sharee Wiggins
6333 W. 100th Terrace
558-2303

Civic Affairs

OPEN

Webmaster

Mark Heatherman
9724 Russell St.
907-5202

At Large

Bill Mingle
10330 Lamar Ave.
669-8760

Treasurer's Report - Proposed 2020 Budget

Treasurer Mark Able recommends the annual assessment for the year 2020 be set at \$220 per household (a \$6 increase from 2019). The increase in trash service expense is the main reason for the dues increase for 2020. All other expenses are expected to remain at current levels or a slight increase. Our treasurer, Mr. Able, will address questions and concerns regarding the proposed assessment rate and budget line items at the annual meeting.

Proposed 2020 Annual Budget and Projected 2021-2022						
	Proposed		Preliminary			
	Budget	Cost per	Budget	Cost per	Budget	Cost per
	2020	Home	2021	Home	2022	Home
Receipts:						
Membership assessments	279,400	\$ 220	288,290	\$ 227	297,180	\$ 234
Late payment fees	3,000		3,000		3,000	
Transfer fees	2,000		2,000		2,000	
Disbursements:						
Trash service	260,480	205	268,791	211	277,472	218
Salary	9,600	8	9,600	8	9,600	8
Payroll taxes	814	1	814	1	814	1
Telephone	895	1	920	1	945	1
Print/postage/supplies	5,600	4	5,700	4	5,800	5
Insurance/bond	2,416	2	2,465	2	2,514	2
Professional fees	4,300	3	4,300	3	4,300	3
Miscellaneous	1,500	1	1,500	1	1,500	1
Total operating funds disbursed	285,606	225	294,090	231	302,945	238
Net increase (decrease) in operating fu	(1,206)	(1)	(800)	(1)	(765)	(1)
Interest income	1,000	1	1,000	1	1,000	1
Net Increase (Decrease) in Cash	(206)	(0)	200	0	235	0
Note: Trash service expense based on new contract effective January 1, 2017. (2020-2022 based on maximum annual increase allowed in the contract).						

STORAGE OF TRASH AND RECYCLE CONTAINERS

As a reminder, storage of trash (solid waste) and recycle containers is regulated by Municipal Code in the city of Overland Park. The code is NOT a suggestion for optional compliance! Here are two specific code sections to help all of Nall Hills Homeowners stay in compliance and avoid a visit -- and possible fines -- from City Code Enforcement Officers. Additionally, full compliance with these code regulations, by all of us in Nall Hills, helps keep our property values up.

Municipal Code 7.36.180 G - Containers cannot be visible to neighbors or from the street. Containers must "be screened from view from any public right-of-way or adjoining property and located behind the existing building line."

Municipal Code 7.36.180 C - Containers cannot be placed at the curb more than 24 hours in advance of your scheduled pick up.

There is no requirement to store the containers in your garage. If you don't have space to do so, consider downsizing to the small size (30 gallon) container. If you cannot do that, you may store the containers outside, but they must be inside a structural enclosure that protects them from view.

Lastly, please put your trash and recycle bins away at the end of trash day on Wednesday.

Note: If you have an interest in becoming a member of the Board of Directors, please contact 642-8398 or email at nhha@att.net or president@nallhills.org.

2020 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	7	8	9	10	11
12	13	14	15	16	17	18	12	13	14	15	16	17	18
19	20	21	22	23	24	25	19	20	21	22	23	24	25
26	27	28	29	30	31		26	27	28	29	30	31	
FEBRUARY							AUGUST						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	9	10	11	12	13	14	15
16	17	18	19	20	21	22	16	17	18	19	20	21	22
23	24	25	26	27	28	29	23	24	25	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	4	5	6	7	6	7	8	9	10	11	12
8	9	10	11	12	13	14	13	14	15	16	17	18	19
15	16	17	18	19	20	21	20	21	22	23	24	25	26
22	23	24	25	26	27	28	27	28	29	30			
29	30	31											
APRIL							OCTOBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3	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	29	30	31
26	27	28	29	30									
MAY							NOVEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30					
31													
JUNE							DECEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6	6	7	8	9	10	11	12
7	8	9	10	11	12	13	13	14	15	16	17	18	19
14	15	16	17	18	19	20	20	21	22	23	24	25	26
21	22	23	24	25	26	27	27	28	29	30	31		
28	29	30											



Homes Association

Trash, Recycle and Yard Waste Service are weekly on **Wednesday**

You can expect a one (1) day delay on the following Holiday weeks.

- January 1 – New Years Day
- May 25– Memorial Day
- September 7 – Labor Day

Yard Waste Service is available;

- First two weeks of January
- Second week of February
- March 16 to December 11

Yard waste will **not** be picked up on the dates shaded

Yard Waste Service limits;

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

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

Republic Customer Service:

913-281-4343

customerkc@republicservices.com

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 PET REMINDERS:

BARKING DOGS: 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.

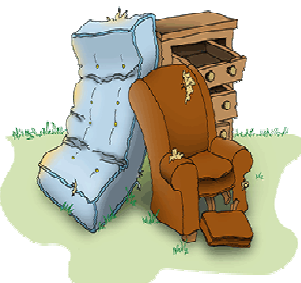
LEASH LAW IN OP: Remember, there is also a leash law in OP, where dog owners are required to have them on a leash at all times. You put humans and other animals at risk when you let your dogs off leash. Visit <https://www.opkansas.org/city-services/animals-pets/leash-law/> for more information.

DOG POO: Please do your part and clean up after your dog while out on walks; let your neighbors fertilize their own yard!

REGISTRATION: All pets must be registered with the City of Overland Park. Visit <https://www.opkansas.org/city-services/animals-pets/licenses-permits-for-animals-pets/> for more information.



Once a Month Bulky Item Pickup with Republic Service



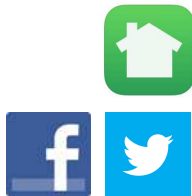
Republic Services offers a “once a month” bulky item pickup service.

To schedule, there are three options: 1) call 913-281-4343; 2) email: customerkc@republicservices.com; or 3) download the “My Resource App” to your phone.

Please check with Republic Services for restricted items. As a reminder, it is against the City of Overland Park’s Municipal code to set out any waste materials on your curb that is not stored in an authorized trash container, earlier than 24 hours prior to your scheduled pickup day.

Note: It is illegal to put any discarded items (furniture, appliances, mattresses, TV’s, etc) out on the curb at any time, unless it is part of a scheduled bulky item pickup with our trash service or as part of a scheduled neighborhood or city wide cleanup day.

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 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.

TELL US SOMETHING GOOD!!

Nall Hills homeowner Gertie Max telephoned a board member to share a heart-warming story about how a Nall Hills neighbor, who she had never met before, came to the rescue of her home rehab aide. The aide was leaving Gertie's home at night, but noticed her car had a flat tire. She called an auto assist company for assistance and was waiting for this auto assist service to arrive. In the meantime, John Morrill and his wife, Sharon, happened to be out walking and started talking to the aide waiting outside and told her they would wait with her until assistance arrived. However, when help arrived, the aide was told the tire could be filled with air but she would never make it home. According to Mrs. Max, after air was put in the tire, John followed the aide to Firestone on Bannister Road to leave her car for repair. Then, he even drove her home near the Blue Ridge Cutoff. Thank you John, for your compassionate help for this young woman and for being a great neighbor. Mrs. Max added that this was especially heartwarming to her because she did not know the Morrills and 'really gave John the third degree' about who he was!

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 or you may also file your own report online at: <https://opcares.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.

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 app or post your

own requests. Perhaps your barking dog is bored or lonely!

Rental Properties:

All rental properties in OP must be licensed and registered with the city. Please visit <https://www.opkansas.org/city-services/permits-licenses-inspections-directory/rental-licensing-inspection/>

Please be a good neighbor:

Please do everything you can to maintain the beauty and safety of our neighborhood.

Help keep Nall Hills looking beautiful!

