

2015 June North Lakes Homeowners Monthly Meeting

Venue and Time

- 6205 NW 77th St.
- June 22, 2015 from 7 pm to 8 pm.

Attendees

Woody and Maria Acosta, Carla Atwood, Alex Maslow, Tim McCoy, Jim Pratt, Curtis Wilkie, Bobbi Zink

July 4th Holiday Weekend

- With the July 4th Holiday Weekend approaching we need to be aware that fireworks are illegal within the Kansas City, MO city limits . Please refer to the KCMO website regarding fireworks: <http://kcmo.gov/news/2014/kcfd-reminds-residents-to-leave-fireworks-to-a-pro/>
- **If you observe any illegal fireworks activities please contact 911 immediately.**

Neighborhood Pool and Lake Rules

- Now that summer is actually here the pool is open for use which is great. However, to make the pool a great place for North Lakes residents to enjoy please abide by the rules located at <http://www.northlakesliving.com/rules--forms.html> and on the pool house.
- **If you observe any questionable or illegal activities at the pool or lake please contact 911 immediately.**

KC Water Services Overflow Control Program

- A scanned document was attached with the June HOA Meeting Notes Email which discusses the overflow and control program and the smoke testing.
- More information can be found at <http://www.kcwaterservices.com/overflow-control-program>.
- If you have any questions or concerns about the overflow control program please contact Paul South at 816-513-0263 or paul.smith@kcmo.org.

"Use of Land" Restriction per the North Lakes HOA Bylaws

- As a reminder to all homeowners, businesses may not be conducted from your homes per the North Lakes HOA By-Laws. Per Section III. Use Of Land in the HOA bylaws it states:

None of the lots hereby restricted may be subdivided nor improved, used or occupied for other than private residence purposes, and no flat or apartment house, though intended for residence purposes, may be created thereon. **Any residence erected or maintained on any of the lots hereby restricted shall be designed for occupancy by a single family. No business outbuilding shall be erected, nor business of any nature conducted on the land herein described, nor shall anything be done thereon which may be or become a nuisance to the neighborhood**, PROVIDED, ALWAYS, HOWEVER, that the Developer reserves the right to maintain residential real estate sales offices or model homes upon any of the herein restricted lots owned by it for the purposes of promoting, advertising for sale, showing and selling lots or homes either improved or unimproved within NORTH LAKES.

2015 June North Lakes Homeowners Monthly Meeting

- The restrictions per our bylaws are located at http://www.northlakesliving.com/uploads/7/9/7/8/7978536/nl_restrictions.pdf.

Neighborhood Roster

- After months of collecting updated contact information we are getting real close. However, we have been getting a new influx of residents and requests to opt-out of the roster. We will be sending instructions for opting out in the 2nd quarter HOA dues mailing so this will be another chance to opt out.

KCMO City Pet Rules

- There have been multiple concerns of dogs barking excessively in our neighborhood. KCMO has recommendations on how to be a good neighbor and handle barking dogs. Refer to the link at <http://kcmo.gov/neighborhoods/animals/faq/>. Also, a copy and paste of these KCMO recommendations are below:

Q. What can I do about my neighbor's barking dog?

A. We suggest the following steps to residents who feel a dog is barking excessively:

Speak with the dog's owner about the barking. Your neighbor may not be aware that the dog is causing a disturbance.

If speaking with the owner does not resolve the problem, contact 311 and give them your neighbor's exact address. The Animal Health and Public Safety Division will mail a letter to the owner about the excessive animal noise ordinance and information on how to control barking.

If the disturbance continues, the next step is to sign a formal complaint that results in a summons in Municipal Court. Formal complaints are taken weekdays from 8 a.m. to 5 p.m. at the Animal Health and Public Safety Division office, 2534 Prospect Ave. If the dog owner is found guilty of violating the excessive animal noise ordinance, a fine between \$75 and \$500 could be assessed.

- There have been multiple concerns of pet waste in public and private areas of the neighborhood. As good neighbors, let's pick up after our pet's waste to keep North Lakes clean and beautiful. There is a KCMO ordinance that speaks to this topic. Refer to Sec. 14.20 at https://www.municode.com/library/mo/kansas_city/codes/code_of_ordinances?nodeId=PTIICOOR_CH14AN. Your assistance in this matter is greatly appreciated.

HOA Projects

- Some of the panels (specifically "panel 8") on the wall running along Montclair were repaired and they look great!
- Projects we are projecting for 2016:
 - Montclair wall and wrought iron replacement
 - Big Lake Creek erosion
 - Painting of the pool house
 - Lake Projects (dredging and fountain pumps)
 - We will be talking about these 2016 projects at our Annual Meeting in October. More information will be provided as that date approaches.

2015 June North Lakes Homeowners Monthly Meeting

Crime Reports Website:

- The following website is a very good resource which provides information on crime: <http://www.crimereports.com>.
- A how to guide with instructions on how to use the above website is attached to this email. If you need another another copy please email northlakeskc@gmail.com.

KCMO.org Website Resources

- Beyond our neighborhood website (<http://www.northlakesliving.com>), there are a number of useful resources at the KCMO website.
- For holiday trash and recycling pick up, refer to <http://kcmo.gov/publicworks/trash/holiday-schedule/>.
- For curbside spring leaf and brush collection, refer to <https://www.kcwaterservices.org/leaf-brush/>. **Please refer to this website for free brush and leaf pickup.**
- I know it has not been too big of an issue this winter season, but the following KCMO snow removal updates and information can be found at <http://kcmo.gov/publicworks/snow/>. **As a note, the city of Kansas City is responsible for snow removal so if your street requires servicing please call 311. As more residents call 311, North Lakes will move higher on the neighborhood snow removal priority list.**

Architecture Requests

- We take pride in our homes and we continue to improve them which adds value to our homes and in the end the entire neighborhood. As a reminder, we have bylaws and restrictions and as good neighbors we should adhere to them. We have a process to review and approve any changes done to the outside of your home. Architecture Request Forms can be downloaded from <http://www.northlakesliving.com/rules--forms.html>. Fill out the forms with the improvements and changes you seek and submit them to northlakeskc@gmail.com.
- As a reminder, the walls along Montclair are property of North Lakes. As a result, any modifications or changes to these walls are not allowed by any resident. We appreciate your cooperation and support!

Want to get involved?

- North Lakes could use a few more at large board members and committee members. If interested, please contact one of your board members.

Babysitting, Snow Shoveling and Mowing Services

- Grace Wineinger is available for babysitting services. If you are interested, please contact Grace directly at 816-587-8592.
- Thomas Wineinger is available for lawn mowing services. If you are interested, please contact Thomas directly at 816-587-8592.
- Reid Evers is available for mowing and snow shoveling driveways. If you are interested, please contact Reid directly at 816-746-1976.
- Jack Ficken is available for lawn moving services. If you are interested, please contact Jack at 816-787-3224.
- Rylie Bishop is available for babysitting services. If you are interested, please contact Rylie directly at 832-315-1086.

2015 June North Lakes Homeowners Monthly Meeting

Notice areas that require maintenance?

- If you notice a common area that requires maintenance, please contact a board member. Common areas are maintained by HOA.
- For areas that are not maintained by the HOA please contact 311.

Next meeting will be August 03, 2015 (Monday) at 7 PM at the Acosta Household (6205 NW 77th St).

YOUR INVESTMENTS AT WORK

INFLOW AND INFILTRATION REDUCTION

Line Creek/Rock Creek Basin Area 1 Project

WHAT?

- Important field investigations of the sanitary collection system in your area.

WHY?

- Investigate the existing sewer system to determine locations of needed sewer repairs.
- Reduce risk and frequency of sanitary overflows and basement backups.
- Rehabilitate the aging sewer system.
- Meet regulatory requirements as part of KC's Overflow Control Program.

WHEN?

- Field investigations will be ongoing from May 2015 through December 2015.
- Design professional services will be conducted from October 2014 through June 2016.
- Construction will occur between October 2016 and February 2018.

WHO?

- KC Water Services assisted by Carollo Engineers, SK Design Group, TREKK Design Group, and Northland Neighborhoods, Inc.

WHERE?

The project is located in Kansas City, Missouri within the following boundaries:

- Northern boundary - 152 Highway
- Southern boundary - NW 64th Street
- Eastern boundary - Gower Ave
- Western boundary - I-29

IMPROVEMENTS?

- Current activity includes identifying needed sewer rehabilitation repairs.

WHAT TO EXPECT?

- Various field crews inspecting manholes and cleaning the public sewer lines.
- Smoke from smoke testing activities.
- Temporary street closures.
- Public meeting will be held to inform property owners about the field investigations and project schedule.
- Crews will knock on your door if they need to inspect the sewer or manholes on your property.
- Crews will not ask to enter your home or building.

CONTRACT AMOUNT

Design professional services contract includes all services rendered through the construction phase of the project.

- \$550,000



www.kcwaterservices.org



QUESTIONS?

Specific questions about this project can be directed to:

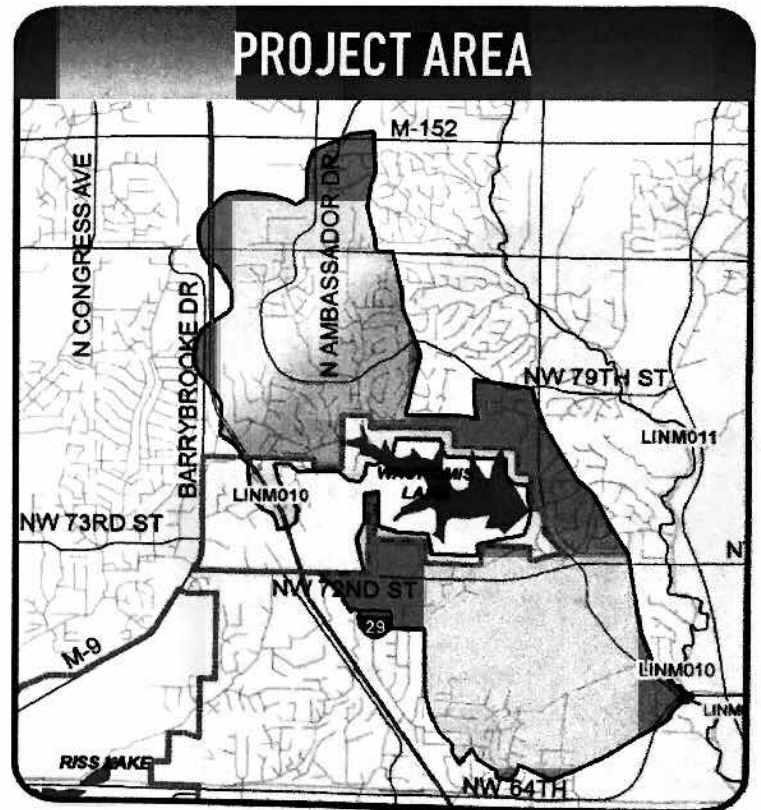
- Paul South, Project Manager, Water Services, 816-513-0263, or Paul.South@kcmo.org
- Pat McCole, Project Manager, Carollo, 816-362-6713 or pmccole@carollo.com
- Tim Osborn, Field Crew Coordinator, TREKK Design, 816-218-5113

INVESTING IN KC



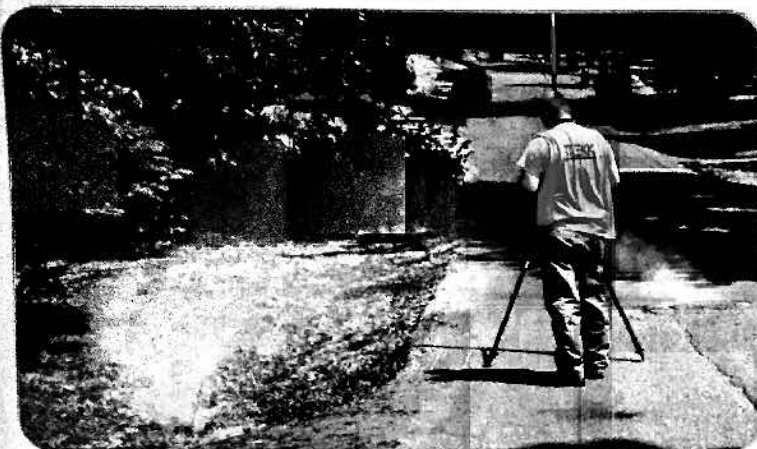
INFLOW AND INFILTRATION REDUCTION

Line Creek/Rock Creek Basin Area 1 Project



Field Crews Working May 2015 - December 2015

SMOKE TESTING INFORMATION



Kansas City's Overflow Control Program is the largest infrastructure investment in the City's history. The 25-year program aims to improve water quality by reducing the volume and frequency of sewer overflows. The program's city-wide approach will invest \$4.5-\$5 billion to enhance quality of life for all customers and improve water quality in our region.

Smoke testing is being conducted in areas throughout the City to identify sources of rainwater in the sewer system. Smoke testing is one technique utilized to identify how water enters the sanitary sewer system. Water that enters the sewer system can lead to overflows and basement backups during heavy rainfall periods. Smoke testing can also detect structural damages and leaking joints in sewer pipes that are in need of repair.

A smoke test is conducted by field crews that blow air and smoke into the sewer system through manholes. Anywhere the smoke exits, there is potential for stormwater or groundwater to enter the sewer system.

Is the smoke hazardous?

The smoke that exits the vent stacks on houses or holes in the ground is non-toxic, harmless, and has no odor. It does not create a fire hazard.

What if smoke comes out of my driveway or yard?

Smoke coming out of your driveway or yard may indicate a variety of breaks or cracks that may exist in the drain or sanitary sewer service lateral (house lateral) on your property. If you see either, contact the representative in the street conducting the test. You may need to disconnect a drain or line or replace a portion of the house lateral which would require a licensed plumber. A house lateral is the sewer pipe that runs from your home to the City's sewer system in the street.

What if the testing shows no defects on my property?

Smoke testing may show that the sanitary sewer pipe and the house lateral are in good condition, and there are no drainage facilities connected to them. But sometimes the smoke doesn't appear at all even though there may be a problem. Crew members are trained to identify these situations and are prepared to perform follow-up testing using other methods if needed.



How will I know when smoke testing is performed in my neighborhood?

Crews will place door hangers on every building within the project area at least 48 hours in advance of smoke testing.

Do I need to be home when the smoke testing is performed?

Homeowners do not need to be home while smoke testing is occurring and field crews should not ask to enter the residence. Field inspectors will be documenting the testing, taking photos and taking measurements so that the defects found may be repaired at a later date.

Do I need to do anything to prepare for smoke testing?

To prevent sewer gases from entering your property, drain traps should be filled with water. The day that you receive notification of the smoke testing, pour approximately 24 ounces of water into infrequently used floor, shower, and sink drains, filling the traps to prevent smoke from entering the home. If smoke does enter, residents should consult with the smoke testing representative conducting the test or with a licensed plumber. If this smoke can enter through faulty plumbing, the potential exists for sewer gases to also enter the home.

How are crews recognizable in the field?

Crews will be dressed in uniforms and carry identification badges. Crew members operate from vehicles with signage that says "Water Services Contractor". In addition, crews will post signs similar to the one shown on the right throughout the neighborhood where smoke testing is being conducted.



TREKK
DESIGN GROUP LLC

carollo
Engineers...Working Wonders With Water®

QUESTIONS? CONCERNS?

Contact the design professional project manager, Paul South at 816-513-0263 or Paul.South@kcmo.org