

2015 August North Lakes Homeowners Monthly Meeting

Venue and Time

- 6205 NW 77th St.
- August 10, 2015 from 7 pm to 8 pm.
- **Next HOA monthly meeting will be September 14, 2015 (Monday) at 7 PM at the Acosta Household (6205 NW 77th St).**

Attendees

Woody and Maria Acosta, Lyndon and Julia Marshal, Alex Maslow, Tim McCoy, Bobbi Zink

HOA Projects and Items That Will Be Discussed At The Annual HOA Meeting in October

- Projects we are projecting for 2016 and will be discussed at the 2015 HOA Annual Meeting in October:
 - Montclair wall replacement
 - Montclair wrought iron repair and maintenance
 - Big Lake spillway (along Montclair) repair and maintenance
 - Big Lake creek (across from dam) erosion repair and maintenance
 - Big Lake fountain pump replacement
 - Replacement/repair of the neighborhood entry signs
 - New neighborhood sign by the pool entrance
- Pool Topics and Maintenance Items
 - Pool repair projects (paint pool house, shower, broken tiles, lights, sprinkler head)
 - Extend the pool season for 2016.
 - Purchase new pool furniture.
- **We are finalizing the date and venue for the Annual HOA Meeting in October. Details to follow soon ...**

The Fall Garage Sale is scheduled for October 8th, 9th and 10th

Neighborhood Roster

- After months of collecting updated contact information we are getting real close. Please be patient as we are processing all of these updates and putting the finishing touches on the neighborhood roster.
- **Thank you to the many residents that provided feedback. We have not received many requests to 100% opt-out of the roster so if you want to opt-out please email northlakeskc@gmail.com or call 816-587-6730.**

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.**

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"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.

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

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.

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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.**

KC Water Services Overflow Control Program

- 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.

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.

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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.

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.