

2015 September North Lakes Homeowners Monthly Meeting

Venue and Time

- 6205 NW 77th St.
- September 14, 2015 from 7 pm to 8 pm.
- **The HOA annual meeting will be October 15, 2015 (Thursday) at 7 PM at the 64th St. Hy-Vee Club Room.**

Attendees

Woody and Maria Acosta, Mike Birkel, Alex Maslow, Tim McCoy, Curtis Wilkie, Bobbi Zink

Julia Marshal has volunteered to lead the welcoming committee for the HOA. Let's welcome Julia to this HOA role and we look forward to her involvement!

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:
 - 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, pool cover, shower, broken tiles, lights, sprinkler head, seal parking lot)
 - Purchase new pool furniture.

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

The NW 77th St. common area (south side of the big lake) was cleaned up. It looks great!

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.**

The neighborhood pool has been closed and we thank all the residents who enjoyed this amenity. We look forward to the 2016 pool season.

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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.**

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 mowing 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.

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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.