

Stone Haven Homes Association

Fall 2012

Annual Meeting.

Once again our annual meeting will be held at Tomahawk Ridge Community Center, 119th Street and Lowell. Please mark your calendars for Saturday morning, October 13th. We will begin at 10:00 and try to end by 11:00. Each director will present a report and will make every effort to address any question you might have about their area of responsibility. Copies of the budget for 2013 with a summary of our financial activity for the fiscal year ending August 31st are enclosed. Please read them in advance of the meeting. The annual meeting is your opportunity to come together with your neighbors and to keep current on Stone Haven business. If you wish to speak directly with a board member, directors will stay until 11:30 to answer your questions.

A residents' directory will be available for all in attendance. Non attendees who want a directory may stop by 9200 W. 119th Terrace and take one from the rubber tub on the front porch. Directories will placed there until Monday, October 21st. After that date, you may request one through voice mail.

Election of Directors.

The Board consists of five directors who meet monthly to conduct the business of Stone Haven. We meet at each others' homes the third Monday of the month or at a time convenient to all. Any homeowner is welcome to attend, but must call voice mail first in order to find the location of the meeting and to verify the date. Each director serves a two year term and their position is determined by the Board. Business between meetings is conducted primarily by email or text. Anyone who desires to run for the Board should contact voice mail. A ballot for election of officers will be mailed to each household and can be returned by mail or at the annual meeting. A write-in option is always placed on the ballot.

Yard and Lawn Repair.

The summer of 2012 has been one of the hottest and driest on record and our lawns, bushes and trees are suffering because of this weather. Many

yards have areas where the dirt has pulled away from foundations, sidewalks and driveways. This dirt needs to be replaced as soon as possible. Failure to do so may result in the concrete in your home's foundation, your sidewalk and your driveway cracking. When that occurs, sidewalks and driveways may need to be mud jacked or, in extreme cases, replaced. Home foundations with damage must have professional repairs which are quite expensive.

Next to Nature will aerate as soon as there is adequate moisture in the ground. While we prefer to aerate in late summer or early fall, this year the procedure may be delayed until mid to late October. That is when the weather services predict rain will return to our area.

If your grass was watered at least every couple of weeks this summer, it may be dormant and will come back with moisture. If you choose not to water, there is a good chance it is dead. Dead lawns will need to be completely replaced. You may wish to use the services of Next to Nature or another professional lawn company of your choosing, but it will be at your own expense. If your bushes or trees have died, they need to be removed and new ones planted.

All of the repair, replacement or restoration of any resident's foundation, sidewalks, driveway and lawn is the responsibility of the homeowner, not the Homes Association.

Political and Other Signs.

Overland Park city ordinance forbids the placing of any kind of sign on city right-a-way. Stone Haven restrictions forbid sign placement on our property. From Overview For Overland Park Residents, "*Property owners in Overland Park have the right to remove any sign, political or otherwise, at any time that a sign is on or adjacent to their property, including the area between a sidewalk and street.*" The newsletter from the city further states, "*Political signs are prohibited in the center median of divided streets...*"

Stone Haven residents are permitted to place signs for a garage sale, house for sale or a political sign in front yards only. Political signs may be put up three weeks prior to an election but should be removed within 24 hours after election day. Many of us will be exercising our right to support the candidates of our choice through signage. But, please join the Board in keeping our perimeter free of sign pollution this fall. If you see a sign where it is illegal, pull it and toss it into your recyclable bin.

Yard Waste Removal.

Many areas in Stone Haven already look like fall. Leaves that are usually still green and healthy have dried, fallen and litter the ground. Next to Nature will mulch many of these when they mow and will do an end of the season clean up sometime in late November. Meanwhile, if you decide to rake your own yard because it looks too unsightly to wait for the clean up, remember debris must be placed in brown paper leaf bags in order to have our trash hauler pick them up. Bags may be purchased at any hardware store for a couple of dollars.

On Street Parking.

Recently we have seen a notable increase in the number of cars parked on the street. The Board receives quite a few complaints about street parked cars. While those doing it are not breaking a law, they are certainly irritating their neighbors, never a good thing to do. We have always asked that cars be garaged or parked in a homeowner's driveway. A car parked in the street prevents street sweepers and snow plows from cleaning away either debris or snow. Cars in driveways also impede snow removal by Next to Nature. They also create a potential hazard for emergency vehicles attempting to navigate through the narrow space created when autos park on both sides. Please make every effort to keep your vehicles parked off the street.

Dog Poop.

Most Stone Haven dog owners carry bags to pick up the droppings of their pet, but there are exceptions. Those who allow their dog to use a neighbor's yard or simply leave a pile on the sidewalk, need to think about the mess. The many walkers in our neighborhood, especially those walking at dawn or dusk, often find themselves stepping in dog poop. **All pet owners need to take responsibility for their animals and to clean up after them.** Otherwise, do not be surprised if you have to deal with a very angry homeowner.

Insurance.

"Does my roof mate have insurance on his or her home?" That is one of the first questions you will ask in case of damage by fire, tornado or any other disaster that can destroy a house, especially the one attached to yours. Remember to send a proof of insurance certificate (not a policy) to Stone Haven, PO Box 25785, SM, Ks. 66225 so we can answer that question for you.

Christmas Decorations.

Stone Haven would like to update and expand our holiday decorations. Any suggestions or volunteer help would be appreciated.

Please remember...

- ✓ *DO NOT put out bags on trash day. Our hauler uses automated pickup and requires you to use the bins that he has provided.*
- ✓ *You cannot buy a home in Stone Haven to lease or rent.*
- ✓ *Get board approval if you are adding a deck, fence or satellite dish.*
- ✓ *Keep your garage door closed completely for your personal safety and to prevent entry by rodents and other animals.*
- ✓ *You can pay your monthly dues through automatic fund transfer by calling HA_KC.*

To set up automatic payment, make a complaint or ask a question of the Board, call Voice Mail at 913-385-2440.

