

STONE HAVEN NEWSLETTER *SPRING 2012*

Annual Garage Sale

Our annual all subdivision garage sale will be held on both Friday, May 18th and Saturday, May 19th. As always, our large banner advertising the sale will be placed on the monument at 119th and Antioch on the Sunday prior to the event. Because many other subdivisions also choose to hold their sales that weekend, bargain hunters are attracted by our sign. Over the years, advertising has been purchased in various publications, but nothing has proven more effective in luring in shoppers than our banner. We always hope for good weather so carloads of folks will be encouraged to shop their way through Stone Haven.

A successful sale means extra traffic with cars being parked on both sides of our streets. This often means inconvenience for homeowners, but please be patient if you have a bit of difficulty getting in and out of your own driveway. This is only a once-a-year-event and one many of our residents enjoy. Go browsing. This offers you an opportunity to visit with your neighbors and, just maybe, to discover a small treasure for yourself.

Overland Park restricts residents to two garage sales per year. If you choose to participate in our all subdivision sale, it counts as one of your allotted two. Put up a sign in your front yard. Decorate it with balloons if you desire, but remember, ***signs are not allowed on street corners, in other neighbor's yards (even with their permission) or at our entryway. These signs will be removed.***

Reporting Problems

Do you have a problem with trash/recycling pickup? A question about lawn care or yard waste disposal? Wondering about painting or wood rot repair? ***Call voice mail at 913/385-2440*** and a board member will either call or email you in a timely manner to discuss the matter. Often a resident has a complaint or question, but instead of contacting the Board via voice mail, calls our service provider directly or complains to a board member weeks after the problem occurs. The service providers will not respond as they deal only with Stone Haven's representatives, the Board of Directors.

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A complaint that is days or weeks removed from whatever occurred cannot be handled appropriately. HA-KC has several employees who will take your message and email it promptly to the appropriate director. Calls are recorded if they are made in the evening or on the weekend, and then emailed during office hours. The voice mail service is provided for your convenience and is a very important communication tool for all of us. Please use it.

Signage

One of the most often reported violation of our restrictions is the improper placement of signs. Commercial signs are often placed at our entryways or on the city right-away, neither of which is allowed under either our restrictions or city ordinance. Those signs are removed. All residents are encouraged to assist in pulling illegal signs in order to keep Stone Haven free of "sign pollution." *We do not permit for rent or lease signs at any time.* **Only the following signage is allowed:**

- **A single real estate for sale sign in a resident's front yard.**
- **Real estate pointer signs on street corners during the time of an open house. They must be promptly removed.**
- **A single garage sale sign in your front yard.**
- **Up to 3 political signs may be placed in your yard three weeks prior to an election. They must be removed within 24 hours of the election.**

Please be a good neighbor and a responsible resident by following our sign restrictions.

Painting

If your home is to be painted this year, you have already received all of the necessary materials. All homes are repainted in a four year cycle. Choice of colors must be selected from the paint charts provided by Stone Haven. If a homeowner has replaced their windows with vinyl wrapped ones, they will not be painted. Front doors can either be wood or metal and residents may choose any color. *Garage doors must be painted either the color of the base or trim. Baked on surfaces require a special type of paint. Our painter will provide the correct paint, one that will not harm the*

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door, but will insure it is the required color. Homeowners with problems that need to be addressed before painting begins will be notified what must be repaired before work begins. *Only if those areas identified are repaired will our painter guarantee the work.* Our painter, RAL Contractors, will bid the job if a homeowner contacts them. Repairs are the responsibility of the homeowners and it's done at their expense. You are free to use any company or contractor.

Insurance certificates

Every year we ask residents to file a certificate of proof of insurance with our secretary. We do not want a copy of your policy, only proof that you have insurance on your home so it can be repaired or rebuilt if damaged or destroyed. We live in "tornado alley" and we all know what such storms can do in a matter of minutes. Adequate coverage is essential in recovering from such catastrophic events. Stone Haven is a community of duplexes. What would happen if a building were to be leveled in a storm such as the one that hit Joplin last year and only one of the units was covered by insurance? We hope we never have to answer that question. Please cooperate with the Board by providing the necessary proof. *Send a copy of your certificate to Stone Haven Homes Association, PO Box 25785, Shawnee Mission, Kansas 66225-5785.*

Lawn maintenance

Next to Nature has already administered two herbicide and fertilizer treatments to our lawns. Four more will follow over the course of the summer and fall. Of the six treatments, four are granular and two are applied with a spray. The spray will help eradicate weeds that sprouted prior to the pre-emergent that was spread this spring. Spring came very early this year while our lawn maintenance program was begun as scheduled in mid March. Chickweed and henbit, along with dandelions, appeared with the extremely early warm weather. They are now, hopefully, mostly gone and under control.

What will summer bring? Will we face 100+ temperatures and drought? If so, your lawn will need your help. Remember to water liberally in order to keep your grass healthy and the weeds choked out. When grass is allowed to die, weeds proliferate and no amount of spraying will bring you a

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a healthy lawn. Only a complete reseedling can repair such a yard. It is always cheaper to provide your lawn a good drink of water on a regular basis.

Pick up the dog do

Don't forget to carry along a plastic bag when you walk your dog and to pick up his waste. Most of us love animals, but none or your neighbors want them leaving their poop behind on lawns or sidewalks. Please be considerate and do not allow male dogs to urinate on a resident's bushes, flowers or trees. Find a light pole or a fire plug for Rover.

A couple of reminders

- Your handyman list is updated yearly to assist you when you need home repair.
- Contact the Board for permission before putting up a fence, adding a deck or satellite dish.
- HA-KC, our management folks, provide for electronic payment. If you desire this service, call them at 913/385-2440.
- An open door is an invitation to both rodents and thieves.
- Keeping grass thick and lush through regular watering will help keep weeds from growing.
- Anyone coming to your front door claiming to have a "grandma or grandpa" living in Stone Haven is probably there to sell you magazines and is a scammer. Shut your door and get rid of them.
- Our voice mail number is 913/385-2440. Problem? Question? Compliment? Please call.

