



Woodsonia Newsletter

October 2007

A Letter From Our Homeowners Association President

Greetings. As the weather changes, so does the focus of the Board. With the pool closing, it is time to focus on maintenance issues such as landscaping and getting bids for various projects that need to be done throughout the subdivision. We are currently getting bids for projects such as new street trees on various island and irrigation in the park and along Johnson Drive.

The pool has been the focus of most of our attention for the last several months. It was an interesting year at the pool. Our biggest problem was the number of teen non-residents that are found in the pool area at certain times. Teenagers often invited large groups of friends in to the pool that were not residents of Woodsonia. We had incidents where there were over 25 unsupervised teenagers at the pool, with almost two-thirds of them being non-residents. This can present a safety issue as well as making the pool unavailable for families with small children. Sheri Dyche and Stacy Taylor bravely volunteered to monitor the pool more closely this summer for safety and other violations that impact the enjoyment of the pool area. A common theme that we have heard in years past is that large groups of unsupervised teenagers (many of them not Woodsonia residents) made the pool unsafe and unable to be enjoyed by families with small children.

A few incidents that occurred this summer concerning the pool that were of note:

- ❖ A resident refused to remove his glass bottles from the pool area after being asked. (If glass gets in the pool, it could result in draining of the pool.)
- ❖ Two residents were wrestling on the pool deck and fell in to the water and landed on a child in the water. An ambulance was almost called.
- ❖ A resident accused the Board of not supporting our local schools because I would not allow an entire high school sports team to use our pool area for their private party.
- ❖ A resident would not give us the names of a person that was driving their bike in to the actual

pool, potentially damaging the new pool liner that we just had applied at a cost of over \$10,000.

- ❖ A resident accused Sheri and Stacy of being "Pool Nazi's."

What I find most bothersome about these incidents is that they all involved adults, not teenagers. How can we possibly expect our children to follow the posted rules (which have not changed for many years) when our own adults fail to abide by them? The rules are in place for the safety and enjoyment of all residents. To equate the enforcement of pool rules to the extermination of Jews by calling Sheri and Stacy pool Nazi's is both in bad taste and disrespectful. I have heard more positive comments than negative ones regarding the work that these two performed this summer down at the pool. I applaud their patience and their diligence in making the pool area safe for all residents. Hopefully, next year will be a better year.

New Parking Regulations

The Shawnee City Council recently approved new parking restrictions that regulate parking in front of mailboxes. Starting September 1, 2007, it will be unlawful to park within six feet of a mailbox between the hours of 8:00 a.m. to 5:00 p.m. - except on Sundays and federal holidays. The ordinance was written to help facilitate mail delivery for residents. For more information, contact the Police Department at 631-2155 or the City Clerk's Department at 631-2500 ext. 243.



Woodsonia Park & Playground

There are to be no organized sports practices in the Woodsonia Park. Practices need to be conducted at a public facility such as a school or on private property affiliated with or provided by the team's sponsor. When the park is used for organized and repeated practices, it is not fully available to Woodsonia residents for its intended purpose.

Organizer Needed

We are still looking for someone to take over the position of Pool Party Planner. We were unable to have the annual pool party this past year as there was no one to organize it. The volunteer that has done such a great job for the past several years has decided to focus her time on other matters. She will be sorely missed. If you are interested in planning this event next year, please contact a Board member.

Woodsonia Home's Association Board Meeting Minutes – 8/7/07

The meeting was held August 7, 2007 at the home of Bryan LeBar. President Bryan LeBar called the meeting to order at 7:00 P.M. Attending were Bryan LeBar, Bill Taylor, Sheri Dyché, Jeff Woods, and Tim Sprimont.

Bill Taylor, Treasurer reported that we are on budget for the year. As of August 1st, we have 4 accounts that are delinquent for homeowner's dues.

Some of the oldest pool furniture needs to be replaced. The board will begin to solicit bids and purchases will be made next spring prior to the opening of the pool. The estimate is to replace 10 to 12 of the chaise lounges.

A new directory will be published this fall. Several local businesses have procured ads to help offset some of the cost. The HACCD organization will organize and publish the directory.

Bryan LeBar surveyed the neighborhood to ascertain the number of trees to be replaced in common areas of the neighborhood. The estimate is 11 to 13 trees throughout the area. Several area garden centers and nurseries will be contacted to solicit bids for the replacement trees. The board expects to replace the trees in September or October.

The pool closing is set for Tuesday, September 4th.

The board in conjunction with the pool committee is considering revising the pool hours of operation for the next year. In addition the age limits will be reviewed. Further discussions will be held with a vote expected at the annual homeowners meeting.

There has been a request by some in the neighborhood for pool attendants next year. The board is evaluating the legal ramifications as well as pay required.

The ladder at the pool has repeatedly been vandalized this year. Additional repairs and or replacement will be evaluated during the pool closing process.

Due to age or vandalism, all of the signs at the pool will need to be replaced before the opening in 2008.

The pool committee recommended the purchase of 2 large display cases. One for the pool area and one for the park. Announcements regarding the pool or the park, as well as the rules could be posted, along with contact information for questions or problems.

The pool committee will begin to develop a master list of emails for our neighborhood. Any urgent news or problems associated with the pool or the park could be communicated to the neighborhood quickly. Jeff Woods volunteered to compile the list.

The pool committee will meet during the winter months with other pool committees from surrounding neighborhoods. The objective is to reach a consensus on rules and regulations.

The meeting adjourned at 8:30. The next board meeting is scheduled for September 9th, at 7:00 P.M.

Woodsonia Home's Association Board Meeting Minutes – 9/23/07

The meeting was held September 23rd, 2007 at the home of Bryan LeBar. President Bryan LeBar called the meeting to order at 7:00 P.M. Attending were Bryan LeBar, Bill Taylor, Angie Lovett, Jeff Woods, Richard Houston and Tim Sprimont.

Bill Taylor, Treasurer reported that we are on budget for the year. As of September 1st we have \$552 in dues that are delinquent.

Some of the oldest pool furniture needs to be replaced. The board will begin to solicit bids and purchases will be made next spring prior to the opening of the pool. The estimate is to replace 10 of the chaise lounges and 4 or 5 of the chairs.

Bill Taylor has recommended that the budget reserves be increased for pool maintenance. To offset the increase, the reserve amount for the park will be reduced.

HACCD will publish a new neighborhood directory this fall.

Bids will be received the week of September 24th to replace those trees that have died or been severely damaged in common areas of the neighborhood. The estimate is 11 to 13 trees throughout the area. Several area nurseries and landscaping companies have been contacted to bid on supplying and planting the replacement trees. The board expects to replace the trees in October.

The process has begun to obtain new bids for mowing and yard maintenance in the neighborhood common areas. Bids will be received during the month of October, and reviewed during the next board meeting.

The pool is now closed and the fall/winter maintenance has been performed.

The board in conjunction with the pool committee is considering revising the pool hours of operation for the next year. The recommendation is to close the pool each night at 10:00 P.M. Further discussions will be held with a vote expected at the annual homeowners meeting.

The pool committee recommended the purchase of 2 large display cases. One for the pool area and one for the park. Announcements regarding the pool or the park, as well as the rules could be posted, along with contact information for questions or problems. A supplier has been identified. The cases will be purchased in the spring.

In conjunction with a possible dues increase, the board has recommended the following projects be given priority:

- ❖ Irrigation of the park and monument areas.
- ❖ Supply lighting and electrical outlets in the park.
- ❖ Replace fencing around the storm runoff channel in the park.
- ❖ Build a neighborhood monument at the intersection of Hilltop and Johnson Dr.

The meeting adjourned at 8:30. The next board meeting is scheduled for October 28th, at 7:00 P.M. at Bill Taylor's home.

Survey Question

How often would you like to see the Woodsonia Newsletter published? Currently, it is being published at the request of the HOA President. Please send all responses to either Cindy Johnson at CindyJohnson@reeceandnichols.com or Bryan LeBar at Blebar2495@everestkc.com.

Woodsonia Newsletter Suggestions

Contact Cindy Johnson at:
CindyJohnson@ReeceAndNichols.com
or 913-307-4074 (Office).

Attention All Pet Owners

Per the City of Shawnee: "It is against the law to let your animal be at large or be a public nuisance at any time in Shawnee. Your animal must be confined to your premises except when both you and your animal are off the premises together and the animal is on a leash, in a cage, or in a car or other conveyance. An animal shall be deemed to be running at large when found on property other than that of the owner, keeper, or harbinger thereof." This applies to both dogs and cats.

Be a good pet owner neighbor. There have been complaints of pet owners allowing their pets to defecate in the Woodsonia playground areas. If you plan to walk your pet, dog owners are responsible for removing and properly disposing of dog defecation (per City of Shawnee City Animal Ordinance). What a great use for those plastic bags from the grocery stores.

Also, please be mindful of barking dogs. They may not disturb you, but most often do disturb your neighbors. Remember, your neighbor may be a daysleeper and your pets are your responsibility. (See public nuisance above.)

Winter Maintenance Reminders

- ❖ Humidifier: Clean and replace filter
- ❖ Windows: Remove and store screens
- ❖ Patio furniture: Take in or cover
- ❖ Barbeque grill: Clean and secure for the winter
- ❖ Furnace: Have annual preventive service performed and replace air filter

The Woodsonia Housing Market As of 10/17/07

Current Number of Homes for Sale: 9
Lowest Priced Home: \$189,950
Highest Priced Home: \$250,000

Number of Homes Sold To-Date for 2007: 22
Lowest Price: \$155,900
Highest Price: \$239,950
Median Sales Price*: \$224,453
Average Days on Market: 72

*Highest and Lowest discarded

Source: Heartland Multiple Listing Services

Woodsonia Homes Association
Board of Directors 2007

PRESIDENT	Bryan LeBar <i>blebar2495@everestkc.net</i>	422-9561
VICE PRESIDENT	Angie Lovett <i>alovett@everestkc.net</i>	441-2373
TREASURER	Bill Taylor <i>rochktaylor@everestkc.net</i>	441-3316
SECRETARY	Tim Sprimont <i>tsprimon@aol.com</i>	422-7674
MEMBERS-AT-LARGE		
	Richard Houston <i>rkhouston@myrealbox.com</i>	441-0492
	Jeff Woods <i>jwoods8@everestkc.net</i>	441-0913

