



Kenilworth Homes Association

Spring 2017 Newsletter

ANNUAL MEETING AGENDA

Monday June 5, 2017 at 7:00 PM, Lutheran Church of the Resurrection
9100 Mission Rd. Prairie Village, KS.

Introduction | Tom Hipp, Meeting Chairman

Minutes of 2016 Annual Meeting | Mike Spiess, Secretary

Treasurers Report | Financial Status and 2017/2018 Budget – Floyd
Wohlrab, Treasurer

Board Member Election | Nominations – Amanda Featherston

By-Law Revision | Rod Hoffman - Attorney

Deed Restrictions

Outbuildings | Discussion, Re: Effect on neighborhood: Positive, Negative or
No Effect

- Do you think overall impression of neighborhood is affected by presence of Outbuildings?
- Do you think property values are affected by presence of outbuildings?

Discussion Item | Dues increase for Neighborhood Enhancement and Legal Services

NEIGHBORHOOD BOARD OF DIRECTORS AND OFFICERS

Secretary

Mike Spiess
9506 Cedar
mikespiess@yahoo.com

Treasurer

Floyd Wohlrab
9520 Linden
913-648-6199
fjw2065@yahoo.com

Annual Meeting Chairman

Tom Hipp
4500 West 93rd Street
913-707-7688
tomhipp@gmail.com

Director | Landscape

Roger Bennett
9111 Fontana
913-381-9348
rbennet@sbcglobal.net

Open Board Positions

Interested in being on the board? Let us know!

Upcoming Events

Below is the tentative 2017 schedule for Board Meetings and neighborhood events. You will be notified of changes to these dates via e-mail and changes will also be listed on our Facebook page. Signs will also be posted at neighborhood entrances several days prior to a meeting. If you have a question about a meeting date reach out to a board member to confirm the date.

Monday, June 5th **7:00 pm**
Annual All Neighborhood Meeting and Board Meeting
Lutheran Church

Tuesday, July 4th **9:00 am**
Parade
93rd & Alhambra

Thursday, Sept. 7th **7:00 pm**
Board Meeting
Trailwood Library

Fri & Sat., Sept. 22 & 23 **All Day**
Neighborhood Garage Sale

Saturday, Sept. 23rd **5:00 pm**
Neighborhood BBQ
Lutheran Church

Like Us on Facebook!



Find Us At:

[Facebook.com/kenilworthneighborhood](https://www.facebook.com/kenilworthneighborhood)

CALL FOR NEW MEMBERS OF THE BOARD

Kenilworth Homes Association is a Not for Profit Corporation incorporated under Kansas Law. It is run by a Board of Directors elected by homeowner members of the Association. It was established by the developer J. C. Nichols. All owners of property in Kenilworth are members of the Association. The original "Homes Association Declaration" that established KHA in January 1961 states "J. C. Nichols is now developing Kenilworth for high-class residence purposes, and it is its desire to continue the development of certain parts of such land and other land in this vicinity for such purposes, and to create and maintain a residential neighborhood possessing features of more than ordinary value to a residential community."

JCN established Deed Restrictions to insure these goals are met and each property owner is obliged to observe. Kenilworth Homes Association was delegated the "powers and duties" to enforce the Deed Restrictions along with other responsibilities. The Board of Directors consists of 7 Members, 4 elected from north of 95th St. (Prairie Village) and 3 from south of 95th St. (Overland Park) Officers include a President, Vice-President, Secretary, and Treasurer. Directors also have responsibilities for Landscape and Communication. The main meeting of the Association is the Annual Meeting in June when major issues are taken up and the financial status is reviewed.

Traditionally our Board has also met quarterly to plan events and handle other matters. Volunteers maintain almost all the plantings on the Islands and Entryways and the Association reimburses for the materials up to \$100.00 each year. A family Bar-B-Que event for homeowners is held annually and the Association also sponsors an Independence Day Parade on the 4th of July each year.

Now here is where we need your help!

We have 3 openings on the Board and are seeking nominations from interested homeowners to join. As with all Associations the pay is ZERO but the satisfaction you receive in helping Kenilworth continue to be one of the best J. C. Nichols developments is priceless! Please contact one of our Board Members for more information prior to the Annual Meeting on or before May 29.

ISLAND MAINTANANCE

As you may know, all of Kenilworth's islands and entrances are maintained by our fellow neighbors, who volunteer their time and effort to keeping our streets beautiful. A big "thank you" is in order to all of those that have adopted an island or entrance! Your hard work keeps Kenilworth looking great!

Many islands and entrances are in need of planting, weeding, or trimming. Please consider helping out if you see an area in need. If you are interested in volunteering to care and maintain an island or entrance, contact Roger Bennett, rtbennet@sbcglobal.net, 913-381-4229

Kenilworth will reimburse up to \$100 per island for maintenance and beautification purposes. If you wish to be reimbursed for your annual cost (up to \$100.00 per island) please send receipts to our Treasurer, Floyd Wohlrab.



DEED RESTRICTIONS AND CITY CODES

The original "Homes Association Declaration" that established KHA in January 1961 states "J. C. Nichols is now developing Kenilworth for **high-class residence purposes**, and it is its desire to continue the development of certain parts of such land and other land in this vicinity for such purposes, and to **create and maintain a residential neighborhood possessing features of more than ordinary value to a residential community.**"

JCN established Deed Restrictions in Kenilworth to insure these goals are met and each property owner is obliged to observe. Kenilworth Homes Association was delegated the "powers and duties" to enforce the Deed Restrictions along with other responsibilities.

The Kenilworth "Declaration of Restrictions" restricts:

- *Use - Single Family Occupancy only*
- *Oil Tanks or fuel storage*
- *Antennas*
- *Pergolas*
- *Outbuildings- enclosed, covered structures not attached to the residence*
- *Livestock or Poultry*
- *Billboards or constructed signs*
- *Overhead wires*
- *Front, side and back setback restrictions*

In addition to the Kenilworth restrictions, Prairie Village and Overland Park have established codes. The most common city code violations relate to:

- *Trash & Debris*
- *Trash Containers*
- *Grass, Weeds & Overgrown Vegetation*
- *Outside Storage*
- *RVs, Boats, Trailers*
- *Inoperable & Unlicensed Vehicles*
- *Unlicensed Home Occupation Businesses*
- *Signs*
- *Parking of Trucks, Buses & Commercial Vehicles*
- *Exterior Maintenance*
- *Fences*
- *Animal Sanitation*
- *Standing Water*
- *Unlicensed Rental Properties*
- *Vegetation in the Right-of-Way/Debris on the Sidewalk*
- *Snow & Ice on City Sidewalks*

Both cities suggest that before you report a violation you talk to your neighbor. Most neighbors will appreciate being notified of a problem so it can be corrected before a complaint is registered.

Prairie Village:

If you have any questions regarding Property Codes or if you would like to report a violation you may submit the violation online or contact a Code Enforcement Officer at 913-385-4679.

Overland Park:

If you have any questions regarding Property Codes or if you would like to report a violation you may report the code concern online or contact Community Services at 913-895-6270.



9512 Linden – Ryan & Samantha Colburn

9121 Roe – Danielle Hull

(New neighbors since our Fall 2016 Newsletter)



TRAILWOOD ELEMENTARY DEMO AND REMAINING CONSTRUCTION TIMELINE

Below are highlights of the remaining project timeline (weather permitting):

Demolition May 22—Early July

North parking lot cut Mid July—Early August

Asphalt paving for north lot and drive Late August—Mid September

Playground prep Early September—Early October

Trails Late September—Mid October

Playground equipment Early—Late October

Site Fencing Mid—Late October

Landscaping Mid October—Early November

BY-LAW REVISIONS

Included in this mailing is a letter from our Attorney about and a copy of our by-laws with updates proposed revisions.

Please review and come to the Annual Meeting to discuss.