



Kenilworth Homes Association

Spring 2018 Newsletter

LETTER FROM THE PRESIDENT

Hello Kenilworth Residents,

I hope you all have had a good spring and are looking forward to summer. Several items are in the works this spring for the Kenilworth Board, including planning our annual meeting coming up on June 11th, and our annual 4th of July parade & celebration.

We've also been working on crafting a Homeowner's questionnaire, which you'll find here: <http://kenilworthhoa.org/survey/>. This can be filled out online, or printed and mailed in. We're looking forward to hearing from residents on a number of issues pertaining to our community. *To request a paper copy, please call 913-707-7688 or email kenilworthboard@gmail.com, and one will be mailed to you.* Thank you all for taking pride in our beautiful neighborhood, and we hope to see you this summer at the quickly-approaching Kenilworth events.

-Tom Hipp, President

NEIGHBORHOOD BOARD OF DIRECTORS AND OFFICERS

President

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

Vice President

Matt Nickson
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816-590-6789
mnickson@rockhursths.edu

Secretary

Maggie Scaletty
9300 Delmar
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Treasurer

Floyd Wohlrab
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913-648-6199
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Communications

Brian Doyle
3904 W 93rd ST
913-915-9062
brian@univators.com

Landscape

Cherylynn Brownback
4003 W 92nd Terr
913-687-6571
cherylynnbrownback@gmail.com

Upcoming 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 11th 7:00 pm
Annual All Neighborhood Meeting and Board Meeting
Lutheran Church

Tuesday, July 4th 9:00 am
Kenilworth Annual Fourth of July Parade
93rd & Alhambra

Like Us on Facebook!

Find Us At:
**Facebook.com/
kenilworthneighborhood**

Open Board Positions Available

Interested in being on the board? Let us know!

ANNUAL MEETING AGENDA

Monday June 11, 2018 at 7:00 PM, Lutheran Church of the Resurrection, 9100 Mission Rd. Prairie Village, KS.

7:00 PM

Call to Order | Tom Hipp, President

Minutes of 2016 Annual Meeting | Maggie Scaletty, Secretary

Minutes of the Spring 2018 Meeting | Tom Hipp, President

7:15 PM

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

Communications Report | Brian Doyle, Communications Chair

Landscape Report | Cher Brownback, Landscape Chair

7:30 PM

Outbuilding Evaluation Report

Summarize Reports

Neighborhood Discussion

8:00 PM

Board Member Election | Nominations –

1 Overland Park, 1 Prairie Village seat up for election

8:30 PM Adjourn

KENILWORTH HOMES ASSOCIATION GENERAL INFORMATION

The Kenilworth Homes Association Website is located at: <http://kenilworthhoa.org/>

Meeting minutes, By-Laws and other Association information is available on the Homes Associations of Kansas City Website: www.ha-kc.org. Select Kansas Associations on the left side, and then click on Kenilworth.

Also, you can Communicate directly with the Board via e-mail using the address: kenilworthboard@gmail.com

The 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.

ANNUAL HOMEOWNERS ASSOCIATION BOARD ELECTIONS

In Kenilworth, Board Members are elected to two-year terms. This year, we have two seats up for reelection: one on the Prairie Village portion of Kenilworth, and one on the Overland Park side.

UP FOR ELECTION 2018
Tom Hipp, Prairie Village
Vacant Seat, Overland Park

The board is currently seeking nominations for these two seats, which will be presented and voted upon at our annual meeting on June 11th. If you would like to put forth a nomination, please email the Kenilworth HOA Board: kenilworthboard@gmail.com.

ISLAND MAINTENANCE

Spring has sprung! Our beautiful islands and entrances are in need of some love and care! A huge thank you is deserved by those of you who help keep our neighborhood looking great by caring for one of these spaces. If you have any interest in caring for an island or notice an area of need, please feel free to jump in and help or contact Cher Brownback about any issues.

We have also reached out to The City of Prairie Village regarding the statuary on several of the islands. Hopefully they will give us some guidance on how to care for these beautiful relics. As time goes on they fall victim to the wrath of Mother Nature and need to be properly cared for. Please stay tuned for any new information regarding this matter.

If you have any receipts to turn in for island care, please send to our treasurer, Floyd Wolhrab. There is \$100 available yearly for reimbursement of anything purchased for island maintenance and care.



OUTBUILDING EVALUATION COMMITTEE

This winter, a group of volunteer Kenilworth residents came together to research, discuss, and form opinions on the idea of outbuildings in our neighborhood. When our neighborhood was formed in the early 1960s, JC Nichols included in the deed restriction that no outbuildings were allowed to be constructed without permission from the Home Association Board. In recent years, this has been a frequent topic of discussion and debate amongst board members and residents.

Here is a direct quote from the documents: *"Kenilworth Deed Restrictions Section 9: Outbuildings Prohibited - No outbuildings or other detached structure appurtenant to the residence may be erected on any of said lots without the consent in writing of J. C. Nichols Company."* (Since completion of the development this authority has been passed on to the Kenilworth Homes Association)

Our goal with this committee was to form a consistent policy for granting or withholding permission regarding outbuildings in Kenilworth. We researched other neighborhoods policies, the effect of outbuildings on home values, the intention of the original deed restrictions, and what might be good and fair policies on this issue going forward.

To this end, here are the next steps that the committee is taking:

1. The Outbuilding Evaluation Committee is writing two reports: a majority opinion, and a dissenting opinion, which will be shared with the Kenilworth HOA Board and residents. This will be shared in the next few weeks digitally.
2. Attached in this newsletter is a resident survey, which includes questions regarding outbuildings. The Evaluation Committee would love to get as much feedback as possible from homeowners on this issue. Residents can reply via US mail, or can take the survey on the web, though the link at the top of the survey.
3. At our annual meeting on June 11th, we have blocked out some time for discussion on this issue in order to hear how residents feel about outbuildings.
4. The Kenilworth HOA Board will take into consideration the evaluation committee's reports, the resident survey, and the annual meeting's discussion and vote to enact a policy for approval / denial of outbuildings going into the future.

Currently there is no established policy for handling homeowner requests for outbuildings or administering the deed restriction in view of outbuildings that currently exist. The board has determined it is necessary for the association to establish such a policy. Even though the Kenilworth neighborhood is 50 + years old, it continues to be a desirable place to live. It was established in the 1960's by J. C. Nichols "for high-class residence purposes" ... "and to create and maintain a residential neighborhood possessing features of more than ordinary value to a residential community". *In the past the Association has favored additions to a property as the desired way to obtain extra space for storage or vehicles. It has not favored detached free-standing structures. The board requests your help in developing a policy. A questionnaire is attached to provide your response.

KENILWORTH HOMEOWNERS QUESTIONNAIRE

Friends and Neighbors,

I hope this letter finds you all well. As we approach summer, the Kenilworth Homes Association Board has put together a survey for our residents to take. Our main goal is to get a better idea of our neighbor's thoughts and feeling on a few different subject matters pertaining to Kenilworth, in order to better serve you all.

To make this easier, the most efficient and easiest way to respond is online, where we've created a web-based version of this same survey. You can find it at this web address:

<http://kenilworthhoa.org/survey/>

Alternatively, you can fill out the questionnaire if you would prefer to, and mail it to:

Tom Hipp
4500 West 93rd Street
Prairie Village KS 66207

To request a paper copy, please call 913-707-7688 or email kenilworthboard@gmail.com, and one will be mailed to you.

We are looking to collect all of these surveys by June 5, 2018.

Thank you for your time and consideration with this. We all look forward to continue serving Kenilworth and our neighbors, and making our neighborhood the best it can be.

Sincerely,

Tom Hipp
President



(New neighbors since our Fall 2017 Newsletter)

Molly & Kevin Jarvis - 9516 Linden
Jose & Stephanie Villarreal - 9120 Buena Vista
Roger L Taylor Properties - 9112 Delmar
Charles & Lesley Schorgl - 4503 W 92nd Terrace
Gage Krieger - 5100 W 96th Street
Joseph & Barbara Barnett - 9318 Buena Vista
David & Ashlee Jacks - 4824 W 96th Terr
Demetri & Christina Nicholson - 4407 W 92nd Terr
Michael Holland - 4404 W 94th Street
Johnson Homes LLC - 4911 W 96th Street
Alexander & McKenzie Vigdorth - 9124 Catalina

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 without board consent - 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.

HOME REMODELING OR ADDITION REQUIREMENTS

Home improvements are always desirable since they add value not only to the individual residence but also to the neighborhood. If you are considering any type of modification to your property that will add to the footprint of your existing structure, ie. room addition or room expansion, or adding a patio or installing a fence, you must consider the Deed Restrictions applicable to our neighborhood.

It should be noted that compliance with the Deed Restrictions is independent of City Building Code requirements. Obtaining a Building Permit does not indicate that homes association Deed Restrictions have been considered or have been met.

Two distinct reviews are involved. The information regarding Deed Restrictions can be obtained from the Homes Associations office, which is located at 4200 Somerset Drive, Suite 216 Prairie Village, KS 66208 - Phone 913-385- 2440.

Once your plans are developed, you are advised to contact Doug Luther, the Executive Director of the Homes Association, for review of compliance with the Deed Restrictions. Depending on the nature and scale of the proposed changes, the Homes Association office may request a copy of the Architectural Plans and Specifications to conduct this review.

If necessary, the Executive Director may meet with the homeowner and Architect or the Contractor to complete this review. This process is part of your Kenilworth Homes Association mission - and legal obligation - to preserve our community by insuring the Deed Restrictions are met in order to maintain the value of the homes in our area.

You will find the Homes Association staff to be very helpful in this process. They can be reached 9:00 AM to 4:30 PM Monday through Thursday at the address mentioned above.

The office closes at 3:00 PM on Fridays. Doug Luther e-mail: dluther@ha-kc.org

Kenilworth Homes Association
4200 Somerset Drive, Suite 216
Prairie Village, KS 66208

