



Kenilworth Homes Association

Fall 2019 Newsletter

LETTER FROM THE PRESIDENT

Hello Kenilworth,

Another summer is coming to a close and we are thankful for the warm days behind, and looking forward to cooler days ahead. Without further ado, below are a few highlights from last summer and bits of news regarding the fall.

Our Fourth of July Celebration at Meadowbrook Park was a success, and following that, we are planning to hold our Fall Barbecue in the same venue. Thanks to all who attended the Fourth of July, and I hope we see you again at the end of September for our Barbecue.

Benjamin Lawn has once again offered leaf pick-up to residents in two installments, the first in November and the second in December. Keep an eye out for an email containing more information, including how to sign up for service.

The Kenilworth HOA has funds available to help support neighbors hosting social events and/or happy hours. If you're interested in learning more, please reach out to the board at kenilworthboard@gmail.com.

Finally, a special thanks to all who maintain and landscape our common areas and islands; the work you put in helps to keep Kenilworth beautiful!

All the best,

Tom Hipp, President

Be sure to send us your email for electronic communications!

KENILWORTH HOMES ASSOCIATION

Upcoming Events

You will be notified of changes to these dates via e-mail and changes will also be listed on our Facebook page

Thursday, Sept 4th, 7 pm – 8:30

Fall Board Meeting

Meadowbrook Community Center
Rosewood B

**Friday & Saturday, Sept 27th & 28th,
8am–3pm**

Kenilworth Neighborhood Garage Sale

Saturday, Sept 28th, 3:30 pm – close

Dinner 5 p.m.

Kenilworth Fall BBQ

Meadowbrook Park Grand Pavilion

Find us on Facebook



<http://www.facebook.com/kenilworthneighborhood>

Signs will 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.

Website: <http://kenilworthhoa.org>

Email: kenilworthboard@gmail.com

Island Care and Statuary

Thank you, to those of you who are actively maintaining one our 33 islands/public spaces. A special thanks to all those of you with our entryway signs. These public spaces are the first things we all see when entering our wonderful neighborhood and at least one is likely to be visible from your front door. Our current plan for maintaining these public spaces is to ask our neighbors to take care of them and to offer \$100 to anyone who requests a reimbursement, with a total budget of \$1500 annually. Many of you have taken up the torch for the beautification of the place we all live. Currently there are 12 islands that have no caregiver assigned and therefore no plan for active basic maintenance.

The board is considering options for basic maintenance of our many public spaces. The foundation volunteer caregivers for these spaces must remain a cornerstone at this time. The goals would include providing resources for our neighbors that volunteer currently as well as creating a plan to address the many changes that make it difficult for others to volunteer, leaving 12 islands currently without active care.

Maintenance of 30+ small pieces of land with varying plant types, sun and water needs is a daunting task. After surveying, many islands would significantly benefit from more regular **basic maintenance** such as trimming, mowing, weeding and fertilization. Other areas such as a few of our 9 entryway signs are in need of more help. We have contacted several companies to gather professional opinions on islands maintained at the basic maintenance described above. This would be a possible initial step. Considering major repairs, rebuilding or otherwise change the entryway signs may be considered as a second step, as advised by several companies who have looked at our needs. In line with considering larger beautification projects we are considering renovating smaller islands at a lower cost to display an example of a beautification projects.

If you are interested in taking care of an island or entrance, please contact Peter Scaletty. Each homeowner can be reimbursed up to \$100 for expenses incurred in caring for the island/entrances. Please turn in receipts to Floyd Wolhrab, treasurer, to get reimbursed.

Kenilworth Neighborhood Garage Sale Friday & Saturday, September 27th & 28th

Plan to join your neighbors in this annual event.

We will place signs at all major entrances to Kenilworth and advertise in the newspaper. So mark your calendars now, gather your "treasures" and have your own sale on your own driveway. Maybe you would want to get a few neighbors together and combine those "treasures" or you might want to just shop the "sales" in your neighborhood.

After the sale on Saturday, head over to our Annual Picnic...we'll see you there.



Kenilworth Neighborhood Family BBQ Picnic **Saturday, September 28th**

Come join us Saturday, September 28 at (time?) in the main Meadowbrook Park Shelter for the Annual Kenilworth BBQ.

Bring the whole family and enjoy a BBQ dinner with your neighbors while the kids enjoy the new playground equipment.

The shelter is located directly west of the community center.

We look forward to seeing you all there. Just a note- the park doesn't allow alcohol on the premises. Please reach out if you have questions- kenilworthboard@gmail.com.



Welcome New Kenilworth Neighbors



(New neighbors since our Spring 2019 Newsletter)

Timothy Sowder & Breanna Frank – 9121 Roe Avenue
Kyle & Elizabeth Turner – 9509 Linden
PLKC, LLC c/o Travis Jackson – 4508 West 91st Street
John & Kathryn Hull – 4404 West 91st Street
Katelyn Duff – 4404 West 93rd Street
Kyle & Thomas Kennedy – 4408 West 91st Street
Derrick & Jessica Perbeck – 9117 Delmar
Brooke & Jonas Vamum – 9201 Fontana
Heather Earlington – 9302 Roe Avenue
Whitney Miller & Joseph Harsh – 9307 Buena Vista

Driveway Happy Hour

Fall is around the corner and that means more pleasant weather and a great time to host a driveway happy hour!

Just offer up the space, lawn or driveway, and your nearby neighbors bring their own drinks and chairs. Please let us know if you want host and we will help you get the word out.

Please reach out to the board kenilworthboard@gmail.com. Also check the facebook, email, and nextdoor for any announcements regarding happy hours near you!

Kenilworth Homes Association Board of Directors and Officers

President Tom Hipp 913-707-7688 tomhipp@gmail.com	Vice President Ed Wolfrom 913-384-3840 edwolfrom@everestkc.net	Secretary Ryan Keairns 913-488-1899 contactryank@gmail.com	Treasurer Floyd Wohlrab 913-648-6199 fjw2065@yahoo.com
Communications Brian Doyle 913-915-9062 brian@univators.com	Landscape (North 95 th) Peter Scaletty 913-406-2582 pscaletty@gmail.com	Social Cherylynn Brownback 913-687-6571 cherylynnbrownback@gmail.com	

3rd QUARTER HOA BOARD MEETING AGENDA (Sept 4th)

7:00 PM

Call to Order | Tom Hipp, President
Minutes of Q2 Board Meeting | Ryan Kearns, Secretary

7:15 PM

Treasurers Report | Floyd Wohlrab, Treasurer

Communications Report | Brian Doyle, Communications Chair

Landscape Report | Pete Scaletty, Landscape Chair

7:30 PM

Island & Landscape Maintenance - review bids, discuss strategy & process

91st & Roe Property Update - Review any bids, discuss vision

Outbuilding Committee Report & Discussion

8:00 PM

Fall Barbecue Update & Planning

Other New Business

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.

Kenilworth Homes Association
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