



Kenilworth Homes Association

Fall 2025 Newsletter

LETTER FROM THE PRESIDENT

I hope everyone has had a pleasant summer! We will be foregoing our annual neighborhood garage sale this year, and exploring the idea of holding it biannually in the future. Of course, if any **resident is so inclined, you're welcome to carry on with your own garage sale, any weekend you would prefer!** Our annual **Kenilworth Barbecue on Sunday October 5 at Cedar Street in Overland Park this year, from 5 - 7pm.** The barbecue will be an 'Oktoberfest' block party with a bounce house, hamburgers and hot dogs, and beer for the adults. Bring your own chairs to sit with friends and enjoy the meal. Lastly - over the summer, we gathered information from homeowners interested in a digital directory. That info is now being processed and uploaded into a directory app that will be ready to share in a few weeks. When it is, we'll email it out, and share it on facebook.

-Tom Hipp, President

NEW NEIGHBORS SINCE OUR 2022 SPRING NEWSLETTER



9512 Linden // Daniel & Jolie Nieto
4303 West 92nd Terrace // Juan Correa
5101 West 96th Street // Brandon & Kimberlee Kuzana
9109 Buena Vista // Cooper & Karen Rowe
9318 Roe Avenue // Theodore & Taylor Hodges
4408 West 91st Street // Zimmer Family Trust
4404 West 93rd Street // Katelyn Duff & Van Alexander
5000 West 96th Street // Erin Lenssen
5103 West 96th Terrace // Micheal & Ingrid Cribbs
9208 Roe Avenue // Derek & Cara Nassick
9314 Roe Avenue // Grant & Jillian Hodges
3904 West 91st Street // Nate & Megan Van Emon
9105 Roe Avenue // Thai Nguyen

NEIGHBORHOOD BOARD OF DIRECTORS AND OFFICERS

President

Tom Hipp
913-707-7688
tomhipp@gmail.com

Vice President

Scott Thein
816-591-9711
srthein@gmail.com

Treasurer

Craig Brown
913-626-5808
ceb125@gmail.com

Landscape Chair

Matthew Pateidl
(816) 960-9465
mpateidl@lockton.com

Event Chair

Lynda Ohlde
913-645-9681
lyndyn72@gmail.com

Secretary

Rob Baehr
816-914-9465
baehrkenil@gmail.com

KENILWORTH HOMES ASSOCIATION GENERAL INFORMATION

Meeting minutes, by-laws and other association information is available upon request.

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. 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.

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*

DEED RESTRICTIONS AND CITY CODES *continued*

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

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

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 ensuring 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 from 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

