



NORTHWOOD TRAILS

Newsletter

eNeighbors.com • January-February 2025

Santa Claus came to town twice in December! His pre-holiday lap-and-wishlist tour swung through Northwood Trails on Dec. 7. Volunteers (including Anna Holm, below right) served hot chocolate and Christmas cookies to mingling neighbors and their youngsters.

At right, Northwood Circle friends Kori Winrick, Noelle Franks and Kennedy Winrick flexed their creativity at the kids art center.

*Photos by
Gerry Buehler*



Santa dropped in

(to see what condition NWT's 'nice list' was in!)

Notes From Your Board President *Pete Mundo • peterfmundo@gmail.com*

Happy New Year to all of Northwood Trails!



After another great year with incredible help from so many neighborhood volunteers who help keep dues under control in the face of continued rising costs, we are glad to report there will be no dues increase for 2025. As a reminder, all budget information may be found on the eNeighbors website for you to review any time.

Transparency and accessibility will be a continuing goal of this Board in 2025. eNeighbors has been updated with changes to the board and has each member's contact information. We encourage everyone to stop by our monthly Board of Directors meetings set for 7 p.m. Tuesday, Jan. 14 and 7 p.m. Tuesday, Feb. 11 at Grace UMC across Ridgeview Road from NWT. The first 30 minutes are available for homeowner input. The more everyone in the community knows about the happenings and operations of the board, the stronger our community will be and the better we can all work

Welcome, New Neighbors!

Scott & Allison Davis 18971 West 118th Street

Brady & Toni Poston 18543 West 117th Street

Alexander & Kristiana Speak 18725 West 116th Street

together to strengthen and protect Northwood Trails.

As many of you are aware, the amendment to the NWT Declaration of Restrictions limiting LLC ownership in the neighborhood has already received nearly 125 signatures of approximately 300 needed. Amendment information I've addressed in prior newsletters can be reviewed at eNeighbors, where you can print a form to have notarized, if you so choose. It seems many in the neighborhood remain unaware of this initiative. If you're willing to help make a big push this spring on achieving the required numbers, please reach out to me via email at peterfmundo@gmail.com.



NWT OFFICIAL

- Board communication, calendar, directory, bulletin board, classifieds: eNeighbors.com



NWT SOCIAL

- Community-run forum: Facebook "Northwood Trails - KS"
- Classified advertising: Facebook "Northwood Trails Buy, Sell, Trade"

Grounds Committee News *Gerry Buehler • GerryBuehler@sbcglobal.net*

Happy New Year from the Grounds Committee!

The year 2025 marks 39 years since Northwood Trails was established. In that time, volunteer work has been crucial to keeping Homes Association membership dues relatively low compared with other neighborhoods in our region.



Volunteer work will continue to be especially important in 2025. There are signs the quickened pace of inflation

we've all endured since 2021 is slowing. But the cost of services and supplies that have shot higher for four years won't necessarily fall back immediately. That includes services your dues pay for, such as the mowing, trimming and tree care in our common areas. Don't forget about the irrigation for our common areas of grass and landscaping beds at our entryways and elsewhere.

These services are the type that are beyond the

expertise and time allowances of the all-volunteer Grounds Committee. But the committee saves Association money on a regular basis with the smaller or more infrequent tasks that keep Northwood Trails looking sharp. A big part of the committee's work isn't physical, its clerical. That is to say, someone has to call contractors, elucidate the project as envisioned, seek bids and keep track of the details for comparison and discussion with the wider committee.

That being said, Grounds Committee could use your talents in that area or in some light, occasional project work. If you are interested in participating in 2025, please contact me via e-mail or at 913-894-0154.

As a reminder, residents of each of the 459 homes in our neighborhood are responsible for keeping the trail behind their property passable by trimming limbs and removing debris. If the trail surface itself is broken or dangerous, please email your Board of Directors member handling the annual trail paving project, Mark Sunderson, at masun200@gmail.com.

A MAN OF CONSTANT *spirit* AND *service*



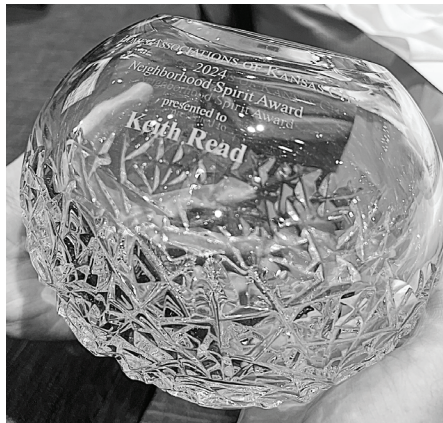
Northwood Trails resident Keith Read, above, received the 2024 Jim Gary Neighborhood Spirit Award on Nov. 21. Below, NWT's Fox Foxworthy introduced Keith, who captivated the audience with stories and words of wisdom gleaned from his decades of dedicated volunteerism. In the bottom photo, Diane Pallanich, president of the Homes Associations of Kansas City's Board of Directors presented the award seen at left.

NWT original lauded for generosity

OVERLAND PARK — Keith Read, a 38-year resident of 114th Terrace in Northwood Trails, received the 2024 Jim Gary Neighborhood Spirit Award during the annual All Boards Dinner on Nov. 21 at Milburn Country Club.

The award was established by the Homes Associations of Kansas City in 1999 to annually honor one person who embodies the spirit of neighborhood service shown by Jim Gary, a long-time resident devoted to his Corinth Hills neighborhood. Keith is the 25th recipient of the award, and the first from Northwood Trails.

Keith was introduced by HA-KC board secretary Fox Foxworthy of Northwood Trails, who highlighted Keith's years of volunteer service on NWT's Board as a leader of the Pond and Grounds committees. Keith presented a short slide deck detailing some of the major NWT projects he has had a hand in, such as the 2014 pond dredging that happened concurrent with Keith's major heart



surgery. He also gave some wise advice: "You can't please everyone all the time. Don't get discouraged, and turn the other cheek."

Keith's wife Sue was among the handful of NWT supporters at the dinner. The couple built their NWT home in 1987 thinking it would be just another stop in their multi-city adventure. All of us who have met Keith, volunteered alongside him and consider him a friend are grateful the Reads made their forever home in our neighborhood.



Architectural update *Andrew Goggin* architecturalcommittee@nwthoa.onmicrosoft.com

Greetings, neighbors!

As we step into the New Year, I hope everyone had a wonderful holiday season and is ready for an exciting 2025. As your Architectural and Structural Chairman, I wanted to share some important reminders for the upcoming months.



Winter Maintenance Tips

With the colder months upon us, it's crucial to ensure our homes are well-prepared to withstand the winter weather. Here are a few tips to keep your property in top shape:

Inspect Your Roof and Gutters: Check for loose or damaged shingles. Clean gutters to prevent ice dams.

Seal Drafts: Ensure windows and doors are properly sealed to keep the cold air out and the warm air in.

Check Your Heating System: Schedule a maintenance check for your furnace or heat pump to ensure it's running efficiently.

Protect Your Pipes: Insulate exposed pipes to prevent

freezing and potential bursts. Also, know the location of your master water shut-off valve, crucial in the event of a burst pipe or other water emergency.

Follow these tips and you'll be certain to stay safe and warm all winter long.

This month's deed restriction refresher is No. 20 (d): No automobile, truck, motorcycle, motorbike, motor scooter, boat, airplane, house trailer, boat trailer, camping trailer, motor home, or vehicle of any other type or description may be stored upon any of the lots hereby restricted, except that such storage shall be permitted within the garage of any dwelling constructed on any of the lots hereby restricted. Nothing in this section, however, shall be construed to prohibit the regular parking of not more than three (3) automobiles in running condition and in a reasonable state of repair and preservation on any driveway permitted to be maintained on any of the lots hereby restricted. Vehicles restricted above may be stored on a lot established in the common area for this purpose subject to rules and regulations to be adopted by Developer and/or Homes Association.