



# NORTHWOOD TRAILS

## Newsletter

eNeighbors.com • November-December 2024

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

As we approach the end of the year, there is one more big opportunity for Northwood Trails residents to sign an amendment limiting LLC ownership in the neighborhood and that will come at the annual meeting on Tuesday, Nov. 12 at Grace Church, right across Ridgeview from NWT. We will have the proper paperwork to fill out for each household and a notary available as well. While we have received more than 100 household signatures, we still need well over another 100 households to



participate, if we want to try and achieve this goal. If you are unable to attend, but would like the proper paperwork and want to notarize on your own time, you can always email me at: peterfmundo@gmail.com. You can also bring your proxy vote for next year's board members to this meeting.

### Upcoming Events

#### Homes Association Annual Meeting

Tuesday, Nov. 12  
7 p.m. (registration at 6:30)  
Grace UMC, Ridgeview Road

#### Cookies with Santa

Saturday, Dec. 7

### Pond Committee News

*Matt Noltemeyer* MattNoltemeyer@gmail.com

#### Fall-lelujah, autumn is here!

Summer's over but the fountains will flow till after your post-Thanksgiving stroll 'round your neighborhood water feature. Snap some pics at the pond!

Thank you to every NWT pond enthusiast on the committee roster for giving your time and energy. Thanks especially to our Chairman Emeritus, Patrick Madden. Pat served as chairman for years, updating you in these pages about the many projects completed under his able leadership. Plus, Pat is one of the pond input specialists you may have seen treating the water a dozen times a year (saving us big bucks) and storing a season's worth of supplies in his car hole all the while. Pat and his lovely wife, Regina, are downsizing to another neighborhood nearby after nearly 25 years here in NWT. Pat, we salute you, and wish you the best at your new pond.

Pond is looking for some new recruits. Meetings are laid-back monthly hangs around the firepit, and duty is light. But we could use some helping hands and some understudies for the pond's electrical systems. Interested? Sign up at the annual meeting or email me!



The Fairy Trail beckons young neighbors and their families just east of the Northwood Trails pond. The trail challenges kids to count the fairy houses and windows, lets them pound out a rhythm on the tribal drum and pause for a photo opportunity in front of the fairy wings.

*Photo by Sally Noltemeyer*

## Treasurer's notes *Bryan Kelling*

*bryan\_kelling@hotmail.com*

### Hello to my NWT neighbors!

The Northwood Trails Homes Association Board of Directors and the volunteer committees had a challenging 2024, but ultimately met the goal of keeping all of our shared amenities in good repair and operational within our budget.



Inflation has slowed lately, but costs remain historically high for services (pool systems management, pool house plumbing, common area irrigation system work, mowing, trimming, tree care), supplies (pool and pond chemicals) and utilities (electricity, water, wastewater).

At the same time, the board is planning for deferred maintenance projects such as the replacement of one of the pool heaters, as well as infrequent, but costly, maintenance projects such as the replacement of the pool liner surface.

The Board voted in October to keep NWT Homes Association membership dues flat in 2025 at \$660 per home with late fees accruing beginning May 1 and an early-pay discount.

The Board has held lengthy discussions on the budget in recent months and hopes to avoid replicating the financial crunch of the post-COVID era when long-steady membership dues became insufficient to maintain our neighborhood. To that end, in 2026 and beyond, the Board plans to align membership dues more closely with annual inflation, ideally via small yearly increases.

Wondering how to contribute ideas on using and conserving neighborhood resources while maintaining our shared amenities? Join one of the volunteer committees that make NWT a sought-after neighborhood. Architectural Review, Treasury, Grounds, Pond, Pool, Social and Welcoming committees all need extra hands of any age, but especially some younger brains for ideas, organizing and legwork; plus, it wouldn't hurt to have some younger muscles to help with the occasional improvement projects committees tackle themselves. The time commitment is minimal, but the rewards — admiring and taking pride in the improvements to your first-rate community and showing young neighbors the value of volunteering — are immense.

## Welcome, New Neighbors!

**Benjamin & Susan Marshall** 18985 West 117th Terrace

**Diane Smith** 19070 West 115th Terrace

**William & Erin Coates** 19007 West 117th Street

**Hossein Mozafari** 18613 West 117th Street

**Aaron & Tiffany Galvan** 18975 West 116th Street

## Pool Committee News

*Susie Kelling* • *susiekelling@yahoo.com*

### Welcome to autumn in Northwood Trails!

Another terrific pool season is in the books. Many thanks to the hard-working volunteer Pool Committee that planned the season, hired the employees and attended to the details all summer long. Our lead pool attendants thrived as managers of their younger coworkers, some of whom were working their first jobs this summer. And thanks to you, the pool enthusiasts of Northwood Trails, who listened to the attendants, followed the pool rules and celebrated summer with good cheer. You helped us maintain a safe, healthy amenity and the season would not have been such a success without you.



Pool Committee took a brief, well-deserved hiatus after the extended pool season concluded Sept. 15. However, the tasks required to make our pool the best neighborhood facility in Olathe never really stop. Currently the sunshades are coming down for winter storage and the pool deck is being painted.

Over the winter, the interior of the pool house will be painted and a pool heater that had reached the end of its life cycle will be replaced. Some chaise longue sun chairs that were beyond repair have exited the area. Eight new chairs will greet the NWT suntan set in 2025.

Pool Committee tried several new ideas in 2024, all intended to make your neighborhood pool a relaxing, fun and, above all, safe place to play. Over the next few months, the committee will talk over the successes and opportunities for improvement. We're always interested in fresh perspectives and ideas. Our meetings are a relaxed gathering of neighbors with a common interest in the pool. If you have a few hours a month to talk pool, consider joining us and reach out via email.



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

### Autumn is here!

Neighbors, pause your persusal of this publication and go look at the trail section that runs behind or along-



side your home. Is any part impassable due to overgrowth, leaves or debris?

Keeping the trail functional for all neighbors is your responsibility. Cut back the branches. Remove leaves from the trail. Your neighbors will appreciate your efforts.

Front yard dead trees have been reported to the city. You may be fined for a tree not removed.

Next spring, we will be looking at sections of our trails

to be repaired or replaced. When you see an area that needs work, please send the address to me. Mark Sunderson, a member of the NWT Board of Directors and Grounds Committee liaison for trails, has been hard at work taking measurements and assessing troubled trail sections. He and I will re-examine all problem zones and put the neediest areas on our to-pave list, as far as our \$75,000 trails budget will allow.

Grounds Committee could use your talents, whether that be some light project work or researching and requesting bids. If you are interested in participating in 2025, please sign up at the Northwood Trails Homes Association annual meeting to take place at 7 p.m. Nov. 12. Or, contact me via e-mail or at 913-894-0154.

## Updates from Social

*Jess Perry • j3s5y@aol.com*

### It's fall, y'all!

Social Committee would like to thank all the volunteers who set-up, cooked and cleaned up our annual fall event on Oct. 27, and all of you who attended.

This year's event once again featured the popular annual barbecue contest pitting neighbor versus neighbor for 'cue supremacy. Grill gurus and smoker chefs offered up such mouth-watering delights as brisket, smoked salmon, beef ribs, party ribs, chicken and more. On the dessert side, we had eight bakers who presented participants with such sweet treats as cookies, trifles, cakes and cannelés.

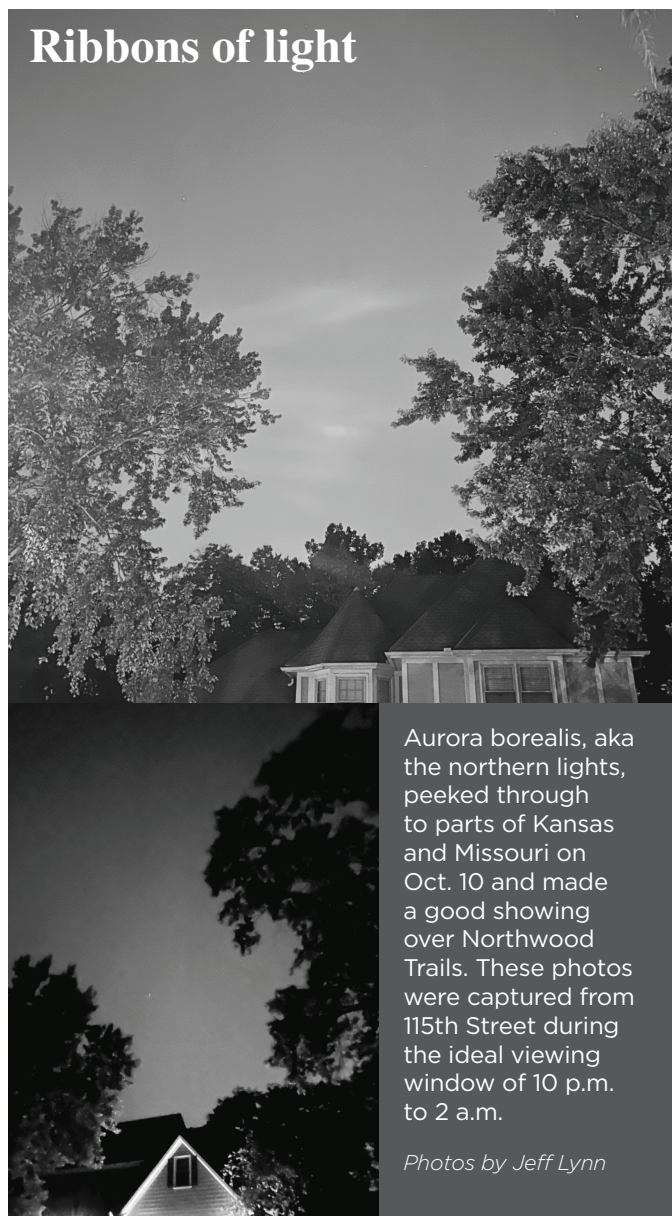
New to the proceedings this year was the kids costume parade, your Kansas City Chiefs on the big screen battling the Las Vegas Raiders, and bartending by Tap That KC. We brought the tailgating from Arrowhead to NWT! We hope you enjoyed the day.

Keep an eye on the socials for details and make sure your camp chairs and blankets are ready for the season's first family fall movie night. Social will set up a popcorn bar and light refreshments will be available during a family classic. Bundle up!

Finally, Social Committee has received direct communication from the North Pole confirming Santa's Dec. 7 visit to NWT. The jolly one will pause preparation for his busiest night of the year to have some cookies and take pictures with the littles. Stop by for a cup of cocoa and Christmas cheer!



## Ribbons of light



Aurora borealis, aka the northern lights, peeked through to parts of Kansas and Missouri on Oct. 10 and made a good showing over Northwood Trails. These photos were captured from 115th Street during the ideal viewing window of 10 p.m. to 2 a.m.

*Photos by Jeff Lynn*

## Architectural update *Andrew Goggin* [architecturalcommittee@nwthoa.onmicrosoft.com](mailto:architecturalcommittee@nwthoa.onmicrosoft.com)

**Greetings, neighbors!** As we embrace the beautiful autumn and winter seasons, I'm thrilled to see our community flourish. Maintaining the beauty of our neighborhood begins with small steps! Consider taking time this month to trim overgrown trees and bushes, which not only keeps our homes looking sharp, but also enhances safety.

**Thinking of refreshing your home before the holidays?** Now might be the perfect time to replace those aging roofs or give your exterior a fresh coat of paint. Remember to refer to the NWT Deed Restrictions. Requests can be sent to [architecturalcommittee@nwthoa.onmicrosoft.com](mailto:architecturalcommittee@nwthoa.onmicrosoft.com).

The Architectural Review Request form and Deed Restrictions can be found on [eneighbors.com](http://eneighbors.com).

Together, let's keep our neighborhood vibrant and

welcoming for everyone!

**This month's deed restriction refresher** is No. 10 on the matter of animals: "No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots, except dogs, cats or other household pets, provided they are not kept, bred or maintained for any commercial purpose and do not constitute a nuisance to the neighbors or neighborhood. The Homes Association Board of Directors shall have the authority to determine what constitutes a nuisance. Upon such determination, such animal will be removed from the subject lot within three weeks of notification to the owner thereof of such determination or, in the event that a further determination is made that there is a potential for danger from the animal, then within 48 hours of such notification."



### NWT OFFICIAL

- Board communication, calendar, directory, bulletin board, classifieds: [eNeighbors.com](http://eNeighbors.com)



### NWT SOCIAL

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