



# NORTHWOOD TRAILS

## Newsletter

eNeighbors.com • September-October 2024

### Treasurer's notes

*Bryan Kelling*

*bryan\_kelling@hotmail.com*

It's September, which means it is time to plan Northwood Trails Homes Association's 2025 fiscal year. Now is the time to talk about things we need to add or fix in the neighborhood. Bring your ideas and let's have a conversation. Committees start the process in August and September. The Board approves the budget in October. The budget is presented at the annual meeting in November. If you want to be part of the process, reach out to the committee leaders to give them your ideas or concerns.



After that, follow up with those committees to see if your idea is a neighborhood priority or what it will take for this to come to fruition. Your Northwood Trails Homes Association Board of Directors and individual committees strive for community buy-in. The time to ask questions is before the budget process starts, not after. Please consider being part of the process.



# BOLD NEW LOOK

*Portico fit for a sit  
after crew's fab rehab*



### Grounds Committee News

*Gerry Buehler • GerryBuehler@sbcglobal.net*



#### At last!

Our beautiful Pool Tower Porch repair and remodel project is complete!

Many have expressed interest in the unique trio of colors chosen for the revitalized neighborhood amenity. From the Behr palette, the porch floor and steps in semi-transparent Cape Cod Gray accentuates the bold chromatism of the new railing and posts clad in a hue called

**Continued on Page 2**



The newly rebuilt Pool Tower Porch got a fresh new look thanks to a five-person hue crew that included Gary Lammers and Mark Sunderson (inset, above) and Bob Gamache (at left). The team donated 224 hours on the gig.



**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"





They stained, they sanded, they lacquered: Bob Gamache, from left, Jim Buehler, Gerry Buehler and Mark Sunderson.

### Continued from Page 1

Beta Fish. The porch ceiling, wall and foundation boards were coated in a custom-mixed tan color matched from the Pool Tower's exterior.

Grounds Committee members between the ages of 65 and 79 worked for nearly two weeks to complete the job, right through those hottest of late-July and early-August days.

As a brief thought exercise, imagine if our crew as a whole earned \$30 per hour for the project. Considering our estimated time investment of 224 hours, we have saved the Northwood Trails Homes Association (you and the owners of 458 other homes) a total of \$6,720. It's a considerable savings in light of soaring service, equipment and supply costs that have necessitated dues increases in recent years.

To be sure, this volunteer project was completed by your neighbors in the spirit of Northwood Trails pride. But, simply put, this crew will not be taking on a job like this again. We are too old.

**That being said, we need you:** Many jobs are available for volunteers. If you can help with grounds work, call me at 913-894-0154. See a common area that needs attention? Please contact [GerryBuehler@sbcglobal.net](mailto:GerryBuehler@sbcglobal.net).



## Community Relations News

Julie Pickerill • [jpickerill61@gmail.com](mailto:jpickerill61@gmail.com)

Hey neighbors. A big thank you to those who keep our trails free and clear

of overgrown foliage, dirt, leaves etc and for the way you keep your yards beautiful. I truly appreciate the eye candy and ability to walk unencumbered through our unique trail system. And for those who haven't yet taken the opportunity to assess the trails behind and beside your property, please, out of respect for the entire neighborhood, take that opportunity soon and act as needed. Thank you.

**Welcome,  
New Neighbors!**

**Carlos Ordonez  
& Elizabeth Sheridan**  
18595 W 116th Street

## Updates from Social • Jess Perry • [j3s5y@aol.com](mailto:j3s5y@aol.com)



Thanks for supporting local small businesses during Food Truck Frenzy Summer! This winter and in the spring, Social will discuss the successes and opportunities as we plan FTFS '25. Have ideas? E-mail and drop by our planning-organizing sessions the first Wednesday of every month.



**Hello neighbors and friends!** Social is excited to announce the inaugural Movies on NWT Green fall family movie series. We'll bust out the popcorn machine, serve lemonade and present a family film. Pop on a hoodie, grab a camp chair or blanket, catch a flick and build community with your neighbors! Check the Facebook for updates.

Top NWT chefs and bakers will vie for your votes for barbecue and dessert room supremacy at the Oct. 27 Great Northwood Trails BBQ Battle. You'll be noshing a succulent pile of pulled pork, a slice of melt-in-your-mouth brisket or a bite of falling-off-the-bone ribs while cheering on the Kansas City Chiefs vs. the Las Vegas Raiders live on the big screen. Competing chefs, hit the SignUp Genius link at eNeighbors. The event will include a costume parade with trick-or-treating for the littles, so come dressed in your spookiest.

Santa's mailbox emerges in late November. Santa's secretary will facilitate letters from the Big Guy to neighbors who include a return address. Social will greet Kris Kringle himself on Dec. 7 with cookies and cocoa for neighbors at the fashionable new Pool Tower Porch.

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

Summer is unofficially over and the kids are back in school with lots of exciting things happening in Northwood Trails. As you have noticed, school buses are back in the neighborhood. Please use extra caution driving around our streets. We have dozens of young kids who are first-time bus riders and still learning how to navigate the neighborhood. And please pass this on to your younger drivers in the house.



I'd like to point to the work being done by the Grounds and Pond committees, who have combined to save NWT thousands of dollars in labor costs in just the past few weeks! There are more details in those sections of this newsletter. These are individuals offering their time to try and keep our dues in check.

The next opportunity to sign a potential amendment regarding LLC ownership in the neighborhood will be during the Great Northwood Trails BBQ Battle

at 4:30 p.m. Oct. 27. More details will be coming on eNeighbors and Facebook as the date approaches.

Lastly, I would like to bring to your attention a proposal that the City of Olathe is currently considering. The City is exploring using STAR Bonds to subsidize an unnamed developer for a project at 119th and Renner. Details are unclear, but the possibilities reportedly include an amusement park, a multi-sport athletic complex for professional and youth sports, restaurants, hotels and more.

Given the rapidly changing footprint in the NWT area, I believe it's important we stay ahead of what City Council wants to put relatively close to the place we call home. More specific plans on this potential project will be discussed at a public hearing during the 7 p.m. Sept. 17 Olathe City Council meeting at City Hall, 100 E. Santa Fe St. The more neighborhood attention and awareness of this, the better. Please email me personally with any questions or concerns: [peterfmundo@gmail.com](mailto:peterfmundo@gmail.com).

## Pool Committee News

*Susie Kelling • susiekelling@yahoo.com*

As always, the best season of the year, Pool Season, has flown by! Nothing beats slipping into the cool



pool to beat the heat after a day of tending your estate, crossing items off the honey-do list or putting in time in the home office. Then, the hot tub beckons to soothe sore muscles. Upgrade efforts continue at your neighborhood amenity. This year, guests enjoyed commercial-free

music through a state-of-the-art zoned Sonos Sound System with a profanity filter turned on.

A new portable projector allowed for the triumphant return of Dive-In Movie Night Aug. 17 with a screening of the 1987 classic "The Princess Bride," fresh-popped corn and lemonade. Thanks to Pool Committee's Kersten Dodge for driving the successful return of this terrific NWT Pool tradition. Watch eNeighbors for pop-up Dive-In Movie Nights in the next few weeks.

With neighborhood students back in class for the 2024-25 school year, the pool will be unstaffed most mornings and early afternoons and will close at 8 p.m. Sunday through Thursday. Pool Committee will monitor forecasts to determine the final swim day.



As you wished, Dive-In Movie Night returned Aug. 17 with the rom-com fantasy flick "The Princess Bride." Neighbors floated around watching Buttercup, Westley, Inigo, Fezzik and Miracle Max. A movie without snacks? Inconceivable. Popcorn and lemonade completed a great night in NWT.

*Photo by Sally Noltemeyer*

Thank you to an excellent seasonal crew and to a hard-working, all-volunteer Pool Committee. This fall and spring, we'll gather to review the strengths, weaknesses and opportunities of pool operation. Have ideas? Reach out for info on joining us!

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

**Greetings, neighbors!** September is a great time to focus on landscaping and sodding. Enhancing our surroundings with some greenery can really help maintain the natural beauty of our neighborhood. Planting trees and maintaining our lawns are simple ways to improve our landscape. Let's continue to uphold the standards set forth in our community guidelines. The Architectural Review Committee is here



to assist and ensure your modifications align with the shared vision we agreed to upon purchase in Northwood Trails. Find the Architectural Review Request document on eNeighbors. Adhering to our covenants and restrictions and tending your property are crucial to maintain our property values. Your commitment to these guidelines helps keep our community a place we are all proud to call home. Thank you for your dedication.

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## Pond Committee News *Matt Noltemeyer* [MattNoltemeyer@gmail.com](mailto:MattNoltemeyer@gmail.com)

After a late-June storm raised the water level to the floor of the deck and a landscaper bumped a cable with a mower, Kirby Demott, Keith Read and Orin Swift moved forward their dock stabilization plans. The trio engineered, manufactured and installed a system that made the south end stronger than before. They plan to repeat the process on the north end, now knowing the difficulty of drilling holes while lying on their backs in a boat floating under the dock.

Kudos to Keith, our resident pond electrician and inventor. He devised a solution to repair and improve a

design flaw in the connection of the air tube to the bubblers that keep the water clean. His invention has and will save many dollars in repair costs.

Pond committee has been in contact with city leadership to demand better construction protection of myriad Ridgeview Road storm drains from 114th to 116th streets that funnel directly into the pond. If you see the black drain protectors called "wattles" out of place or overrun with debris (thus offering no protection), alert me via email.

