



NORTHWOOD TRAILS

Newsletter

eNeighbors.com • November-December 2025

Notes from your Board Treasurer • *Bryan Kelling* • bryan_kelling@hotmail.com

It's time again to begin looking at the next year. It has been another challenging year for the HOA as



we work to keep all our amenities in good repair and operational. We continue to experience rising costs and facilities that need to be

repaired. This has caused the Board to again raise the Association dues.

Dues will be \$700 per household for the 2026 budget year. We will most likely follow inflation in years to come with small dues increases year after year. There will be an early pay discount again next year. The dues payment timeline will be the same as last year with late fees assessed starting May 1, just like last year. This will also get everyone

ready for next year's pool season.

I wanted to highlight some projects we are funding this next year and list a few that we are not, that will need to be addressed in the future. We have budgeted money to replace the entrance monuments at 118th Street and the one at Northwood Drive. We are also budgeting for repainting the pool to help extend the life of the liner a little longer to set aside enough to have a full restoration done in the future.

Now for the projects that are looming in the future:

NWT The poolhouse needs a refresh with the floors refinished with epoxy coating.

NWT The design and size of our pool requires two heaters and one of needs to be replaced.

NWT County rules changes that may (or may not) affect NWT, such as pool pump room requirements.

NWT The pool tower parking lot needs repair, repaving and re-striping.

NWT Our 4½ miles of trails continue to deteriorate at a rate we can't keep up with the repairs.

NWT Our aging common-area irrigation system is in constant need of repair.

We continue to face many challenges with rising costs and expensive maintenance issues. The best way to be a part of the solution is to become involved in the different committees. For instance, Grounds manages half of our annual budget. Community help on small projects helps to keep dues in check.

Neighborhood communications • *Julie Pickerill* • jpickerill61@gmail.com

The Northwood Trails Homes Association Annual Meeting will be held at 7 p.m. Tuesday, Nov.

11 at Grace United Methodist Church, just across Ridgeview Road from our neighborhood. Check-in time is 6:30 p.m. We will be in the Gathering Room which is the furthest east room. Please park on the northeast side of the church and enter in

those doors. We will have a presentation on the committees, a treasurers report, and conduct a vote on an investment in a half-court basketball court proposed just south of the volleyball court.



Welcome to our new neighbors!

**Kristopher Cunigan
& Erin Doughty**

11422 South Millview Road

Bryson & Haley Conaway
19002 West 118th Street

**Riley Bandelow &
Courtney Lichtenberger**
18825 West 117th Street

Naomi Hull Trust
18380 West 116th Street

**Steven Dobisch
& Alyssa Brockert**
18412 West 114th Street

Jared Peterson
11405 South Hunter Drive

Jeffrey & Jill Torchia
18802 West 117th Street

Architectural update • Max Mueller • architecturalcommittee@nwthoa.onmicrosoft.com

As we get closer to the winter months, the Architectural Review Committee would like to thank everyone who submitted a request form this year. The committee is working very hard to get each request reviewed and approved as quickly as possible.

To make the review process move as quickly as possible, here are some helpful tips:

- Before a request is submitted please review the deed restrictions

on the eNeighbors web site.

- Include as much information as possible including drawings if you have those
- For construction projects city permits are required so please indicate if those permits have been or will be obtained.
- For roofing projects please try to



select shingles that are listed in the deed restrictions.

- For fence projects there are some limits regarding where the fence can be placed in your yard. This information is in the deed restrictions.

If you have questions you would like answered before you submit your request feel free to send an email to ArchitecturalCommittee@nwthoa.onmicrosoft.com.

Kids! Enjoy a great adventure on Millcreek

Take your buckets and hand tools and stroll down the Millcreek trail to discover fun on the creek!

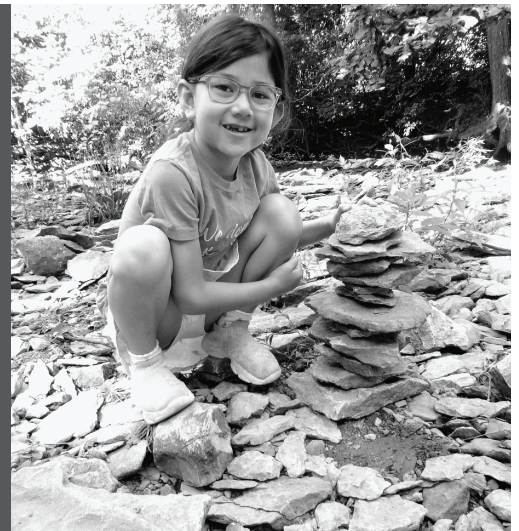
- ♦ Make pebble and weed soup.
- ♦ Skip rocks.
- ♦ Stack rock towers.
- ♦ Search for frogs, fish, snakes.
- ♦ Wade in the creek.

- ♦ Relax on the bench.

Directions:

Travel south 400 feet from the county park parking lot (east side of Millcreek) and turn right on the first spur. From the bench, there is a path cut through the weeds to access Millcreek.

Have Fun!



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

Leaves are falling and trails are covered.

Right now, go look at the trail section that runs behind or alongside your home. If you see the following issues that make the trail a burden for you neighbors, make time for the following clean-up projects:

- Cut back the branches.
- Remove leaves from the trail.
- If ivy is growing across the trail, cut that back.

It is your responsibility to keep the trail clear. Your neighbors will appreciate your efforts.



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 our

grounds committee. Our Grounds Committee trails liaison, Mark Sunderson, a member of the Northwood Trails Homes Association Board of Directors, will examine and put the most troubled areas on our to-do list, as far as our \$85,000 budget will allow.

If you are interested in participating on the grounds committee in 2026, please sign up at the annual homeowners meeting on Nov. 11, or contact Kyle Gruel. Your help is needed.

Pond Committee News • Matt Noltemeyer • MattNoltemeyer@gmail.com

Greetings, neighborinos! I know it's been a long time since I rapped at ya, but I've been busier than a bluegill vying for pellets around the dock during the dog days of summer. What's mainly been keeping me busy is planning for the orderly transfer of power at the uppermost reaches of the smallest form of government imaginable: your neighborhood Pond Committee.

For 2026, a steady hand retakes the Pond tiller. Returning as chairman is Keith Read, a 39-year pond-area homeowner, a fix-it phenom with an engineer's mind for inventive solutions, and a tireless volunteer with an eternally positive attitude. Personally, I look forward to continued service as a Pond Committee

member, on the Board of Directors and as the editor of the newsletter.

As the third Read Administration opens, I offer a hearty thanks to all members of the Pond Committee, which expanded by four neighbors during the five-year Noltemeyer Era. Special thanks to my loyal cabinet: Pat Madden (chairman emeritus); Keith Read (chief of staff); Max Mueller (secretary of war on algae); Jim Buehler and Kirby Demott (directors of piscatorial events); David Starks (feedstuffs honcho); Jason Hrabe (hydration wrangler); and Kyle Gruel (dock moonshot analyst). Gratzie, gentlemen! ¡Salud!



Pool Committee News • Susie Kelling • susiekelling@yahoo.com



What a great pool season we had this year! We hope everyone enjoyed the

sunshine, swimming, and time spent with neighbors and friends. As the weather



cools down, our pool is now officially closed for the season and will reopen for the 2026 swim season.

Your Pool Committee will continue to meet and plan throughout the year to ensure another fun and successful summer next season. Thank you to all residents and volunteers who helped make this year such a success — we couldn't have done it without you!

We look forward to seeing everyone back at the pool in 2026!

Social Committee News • *Jess Perry* • jessperry805@gmail.com

It's been a busy year for the Social Committee — and we want to thank everyone who has helped plan, set up, and attend our neighborhood events! That said, we need to address the elephant at the grill.

Unfortunately, due to extremely low participation, we had to cancel our Annual BBQ Competition this year — the first time in decades. We know life is busy, but this event (and others like it) only happen when neighbors step up to help make them possible. It doesn't take much — truly! Being on a committee doesn't consume your

weekends or run your life. It's a small time investment that makes a huge difference in keeping our community vibrant, connected, and affordable.

Remember: when neighbors volunteer their time, we save the HOA from having to hire property management or outside vendors for tasks we can easily handle ourselves — and that's what keeps our dues low. So if you've ever thought, "Someone should do something about that," please consider that you might be that someone!



Our final event of the year will be Cookies with Santa in early December. Bring the kids by for cookies, hot chocolate, and pictures with our very own neighborhood Santa! The Santa Mailbox will also return in late November — kids can drop off letters to Santa (please include a self-addressed, preferably stamped envelope inside a zippered freezer bag in case of rain) so Santa's helpers can write back.

We hope to see everyone there — and maybe even a few new faces joining the volunteer crew for 2026!

**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"