



NORTHWOOD TRAILS

Newsletter

eneighbors.com • November – December, 2019

Notes From Your Board President

By Twyla Rist • twyla@twylaristassociates.com



It's hard to believe another year is almost in the books! We are fast approaching the Northwood Trails annual meeting, and I hope that you will attend so you can meet your neighbors, become aware of what is to come in 2020, and find out how you can get involved.

Also, a couple of reminders: No boats, RVs, motorcycles, scooters, trailers, etc. can be parked in your driveway and/or block the streets. We have had some issues this year and hope you will be kind enough to keep this in mind. Additionally, non-working vehicles cannot be stored on your driveway and/or on the street. Trash cans are to be stored on the side of your home or in your garage – not on the driveway. Not only are these a part of your deed restrictions, but they are also city code.

Remember, these deed restrictions are designed to help you maintain the value of your home and to keep our neighborhood beautiful.

Our board meetings are the 2nd Tuesday of each month at Grace Church beginning at 7 p.m. The first 30 minutes of the meetings are reserved for homeowner input. If there is anything you would like to share or questions or concerns you have, please join the meetings.

November-December Events

Annual Homeowners Meeting

Tuesday, November 12

Cookies with Santa

Sunday, December 8

Holiday Lighting Content

Saturday, December 14

Northwood Trails Homes Association 2019 Annual Meeting

Tuesday, November 12, 2019 | 7 p.m.
Grace United Methodist Church

Please plan to attend the meeting or fill out the proxy; we must have neighborhood input to vote for board members, amend bylaws, etc.

See page 3 for more details. Be on the lookout for a separate mailing with additional information and a proxy.

Pond Committee News

By Pat Madden

Well, we are coming to the end of another year, and we have completed the winterization of the pond. However the trails around it are open all year round and truly a different experience with each season, so please come and enjoy.

We do thank the pond committee members who have been here all year to maintain the pond and surroundings.

We have submitted a request for quote to several contractors for the renovation of the dock railings and, utilizing the pond committee and contractors, expect to replace the dock railings this winter. When this happens, the dock will be closed for a period of time. We will keep you updated via eNeighbors.com.

A happy holiday to all.

Social Committee News

By Heather Olson

There is no better way to welcome the cool temperatures of fall than with a warm bowl of chili! Thank you to all who assisted with, participated in, and attended the Family Fall Event, featuring a chili cook-off, dessert competition, and live music by Cantaloupe City! It was a beautiful evening full of filling our bellies with delicious chili and scrumptious desserts while chatting with neighbors and watching kids run about.

As the holidays begin to rush in, the NWT Social Committee encourages you to visit eNeighbors.com and the Northwood Trails – KS Facebook group to find out details of upcoming events such as the return of the Santa letter mailbox in late November, Cookies with Santa in early December and the Christmas Lighting Contest in mid-December.

The events hosted by the NWT Social Committee throughout the year would not be possible without our dedicated committee and call-to-action volunteers. Often times we breathe a sigh of relief when we have just enough volunteers to pull off an event, so I ask that as you look toward next year, consider joining the NWT Social Committee or becoming a call-to-action volunteer, as we need volunteers like YOU to host social events for the many, many families who call our neighborhood their home!

Grounds Committee News

By Fox Foxworthy

Path replacement continues with the completion of another section of the path between 116th and 117th streets. An assessment of the remaining original paths will be made in preparation for next year's path replacement plans.

If you are interested in participating on the Grounds Committee, please sign up at the annual members meeting in November, or send me an email at fox1948@yahoo.com. If you notice any damage to any of the common areas, please take a moment to let me know with an email. That will enable us to take any action necessary.

Architectural Committee News

By Tom Harrington

I appreciate everyone's willingness to preserve the character of our neighborhood. Our developer drew up Northwood Trails' deed restrictions in 1986, and this document can be viewed on eNeighbors.com - click on Northwood Trails on the blue banner to go straight to this and the other four public documents.

The two most significant modifications that have been made to the 1986 document are to allow asphalt roofs (original document specifies wood) and vinyl windows (original document specifies wood or colored metal). Unlike some nearby subdivisions, NWT does not allow vinyl or metal siding or back yard sheds.

Four homes here in NWT have concrete or stone-coated steel shingles, and a recent homeowner asked about DaVinci shingles, which are manufactured in Lenexa. These are typically used on fairly expensive homes, such as Woodland Reserve at 91st street, west of Woodland, and cost about twice as much as asphalt.

Our committee does not need to approve exterior paint jobs, and the new jobs I've observed this year adhere nicely to our expectation of earth tones / natural colors.

Drainage issues have been pointed out by several homeowners this year, and the hillside between 116th street and 115th terrace is especially problematic. If you're at a higher elevation, please be considerate of where your downspouts are aimed and observe their discharge during a heavy rain.

If you're considering a project and aren't sure if the Architectural Committee needs to review it, please feel free to ask me just in case.

Thanks, Tom Harrington, woden70@gmail.com.

*Please send **Neighborhood Thanks** submissions to Lindy Rhodes at lindyrhodes85@gmail.com.*

*If you or a neighbor are in need of help with meals, yard work, or housework. Contact the Brittany Craemer with the **Hospitality Committee** with requests at hospitalityNWT@gmail.com.*

Notice

Northwood Trails Homes Association

2019 Annual Meeting

**Tuesday, November 12, 2019
Registration 6:30, Meeting 7:00 PM
Grace United Methodist Church
Ridgeview Dr. & S. Northwood Drive**

Agenda

- **Call to order**
- **Proof of Notice of Meeting**
- **Reading of 2018 Annual Meeting Minutes**
- **Recognition of Board Members**
- **Recognition of Committees**
- **Report on Financials**
- **Proposed Bylaws Amendments**
- **Election of 2020-2021 Board Members**
- **New Business**
- **Adjournment**

Welcome, New Neighbors

Taylor & Kimberly Barnard, 18873 West 117th Street

Jeremy & Micheli Devore, 18325 West 116th Street

Craig & Julie Grow, 18875 West 116th Street

Pham Dinh Thi, 18320 West 117th Street

Matthew & Amy Sellers, 11471 South Hunter Drive

[Eneighbors.com](http://eneighbors.com) • Search for “Northwood Trails.”

[Facebook.com](https://www.facebook.com) • Neighborhood group: “Northwood Trails - KS.”



September Doggie Dive; photos by Kevin Hengler.



October neighborhood playgroup craft time at the park; join “NWT Playgroup” on Facebook. Photo by Lauren LaPoint Lueck.