

JUNE 2007

TOWN & COUNTRY MANOR NEWSLETTER

MESSAGE FROM THE BOARD

Sunny days, barbeques and visiting with neighbors- warm weather is finally here! Our subdivision is nearly full with only a few unoccupied homes remaining. As a courtesy to all homeowners in our subdivision, we ask that you clean up after your dog when taking them on walks. Also, this is a friendly reminder that there are no "Common Grounds" beyond the entrance, so please be respectful of property boundaries and avoid using yards as shortcuts if possible.

After the hearing with the Overland Park Planning

Commission and input from our neighborhood, the plans for Colton Lakes East have been altered somewhat. From 151st, Carter Street will now come to a "T" with a stop sign prior to connecting with Town & Country. A turn east (left) at the "T" will take people around a corner and into T&C. You will also be able to turn west (right) and get to Switzer through Colton Lakes. Although not exactly what we wanted, it should help reduce speeds of cars coming into the neighborhood and also reduce the number as the option to cut through Colton Lakes is about as easy a method

to get to Switzer. Thanks to everyone who provided input to the Planning Commission.

Additionally, Colton Lakes has a hearing with the Planning Commission on June 11th to get approval to expand the parking lot for their pool from 9 spots to 29 spots. They intend to use the pool for the entire Colton Lakes area. The Board is working with Reed Fuller, the Developer of Colton Lakes, to ensure the pool area's landscaping provides adequate privacy for neighboring Town & Country Manor homeowners.

Welcome to our new neighbors!

Board/Committee Positions:

BOARD MEMBERS

President: John Burton

V-P: Michael Novicoff

Secretary: Tricia Cronk

Treasurer: Ken Armstrong

Architectural Committee:

Rich Bartlett

Rhonda Bremer

Mike Sorcher

Landscape Committee:

Rhonda Bremer

Mary Langenberg

Julie Martin

Rhonda Peterson

Social Committee:

Pam Burton

Julie Martin

Lisa Schroeder

CASINO NIGHT AT TCM

Feeling lucky? Join your neighbors at Casino Night on Friday, July 13th hosted by Adam and Jennifer Butler at 15408 Mastin. An outside company will provide games and dealers from 7pm to midnight. Guests with last names beginning with the

letters A-K are asked to bring something sweet to share and guests with last names beginning with L-Z are asked to bring something salty, beverages will be provided. The cost will be \$25 per person and checks should be made payable to Lisa Schroeder located at 15341 Knox.

Please RSVP to Lisa by June 29th. Questions? Contact either Lisa at llschroeder@kc.rr.com or Jennifer Butler at jbutler11@kc.rr.com.

POOL PASS

Reed Fuller, Developer of Colton Lakes, has graciously offered the option to purchase a 2007 pool pass to the Colton Lakes swimming pool for Town & Country Manor residents. This pass is available to purchase for the amount of \$250.00 and will be valid from the pool opening planned within the next couple of weeks to the end of the season which will be Labor Day. The zero-depth pool will have a changing area

and restrooms. Because there will be no diving boards, there will not be any lifeguards on duty. The pool site located at 10205 W. 153rd Street will feature a covered cabana area and patio furniture for lounging. If you are interested, please contact Heather De Jonge at 897-7967.

GARAGE SALE

Clean out your basements and garages as "Garage Sale Season" has begun. If you interested in participating in our neighborhood sale, please contact Pam Burton at 685-4790 to discuss potential dates and costs incurred (i.e., advertising, banners, etc.)

EASTER EGG HUNT



Despite the frigid temperatures, our TCM's 1st Annual Easter Egg Hunt was a success. We had a nice turnout with over a dozen children hunting for eggs. After the hunt, neighbors visited and warmed up with hot cocoa. Pictured are a few of the kids that participated on that chilly day. Thank you to Lisa Schroeder for hosting!



DIRECTORIES

Our first official neighborhood directory will be going to press soon. All TCM residents will receive one directory with an option to purchase additional directories at \$10 each. The directory will be a small 3 ring binder that houses 4" x 8" inserts that will be updated on a yearly basis. All residents also have the option to place a full page ad for businesses or services provided. If you do have a business that you would like to

promote, please email Tricia Cronk by June 15th for a form. For our new residents, you also have until that date to submit the general information directory form so that you will be included in this year's edition. Tricia can be reached at ethancoledes-igns@sbcglobal.net or at 913-636-8491.

TREASURER'S REPORT

We have a current balance of \$24,500.00 with all bills received paid in full. We now have 54 homeowners and have collected the \$1500.00 2007 Landscape Assessment from 52 of the homes and need to collect the homes association dues from 1 home.

AS SPACIOUS AS OUR LAWNS ARE,
LOUD NOISES, SUCH AS BARKING
DOGS, CAN STILL BE CLEARLY HEARD
BY YOUR NEIGHBORS. OVERLAND
PARK IMPLEMENTED A NOISE
ORDINANCE THAT STATES NOISE
LEVELS SHOULD BE OBSERVED
BETWEEN

10 P.M. TO 7 A.M.

THANKS!

LANDSCAPING REPORT

Although the late freeze has impacted landscaping for everyone, the front entrance and new plantings along Switzer continue to improve gradually. Next-to-Nature has reviewed all the plantings and will be replacing about 70 plants in the next few weeks.

Additionally, in recent weeks we upgraded the entrance lighting to a sturdier unit that also provides more consistent coverage on the markers. We appreciate your support as we continue to improve the overall look of the neighborhood.

MEET JODI NOVICOFF

Jodi Novicoff is an ACE Gold Certified personal trainer and is available to train your middle and high school athletes for strength, power, speed and agility during these summer months. She also will customize a comprehensive program for any of your health or rehabilitative needs. Jodi can be reached at 681-3110 or jnovicoff@sbcglobal.net.

WE'RE ON THE WEB! BOOKMARK OUR WEBSITE AT

<http://www.neighborhoodlink.com/overlndprk/towncountrymanor/>