

# Words of Windham

WWW.WINDHAMPARK.ORG

JANUARY/FEBRUARY 2008

## 2007 Board of Directors

### President

Jim Baird  
13118 Grandview  
897-1291

### Vice President/Social, Safety & Community Relations Chair

OPEN—This could be YOUR NAME here!!

### Treasurer

Jim Riehl  
9412 W. 129th Street  
402-9253

### Secretary

Mary Herman Doughty  
13133 Slater  
851-0412  
doughtymh@bv.com

### Pool Chair

Ms. Lee Hasty  
13122 Slater  
897-3298  
hastys@kc.rr.com

### Grounds and Streets

#### Committee Chair

Chris Bradford  
13129 Grandview  
851-9395

### Architectural Committee

#### Co-Chairs

Bob Zappulla  
12915 Hayes Street  
685-3521

Jeff Welch

12824 Grant  
402-0859

jwelch@landworks-inc.com  
jwelch5@kc.rr.com

### Communications

Kristen Johnson  
9305 W. 131st  
402-8693

kjohnson1969@everestkc.net

Website:

[www.windhampark.org](http://www.windhampark.org)

## From the Board President, Jim Baird

I recently ran across a set of photos from the appraisal of our home when we moved into Windham Park. The homes looked familiar, but so much has changed. The trees lining the street were so small back then! From the backyard you could see nearly every house on the block, many with play structures or other evidence of small children. All of the siding and roofs looked so new and perfect. And was every house on the block really a shade of gray? Today I look around and see (other than snow and ice) mature trees, a variety of house colors, and teens' cars. And then I remember I need to get an estimate for our own roof replacement.

From the number of Architectural Review Request forms that have been coming in, it would seem many of us are looking at replacement roofs, new siding or another paint job. It has been quite a while since anyone has submitted a request for an actual wood roof. Once the city of Overland Park overruled homeowners associations' restrictions on wood roofs, Windham Park has permitted composite roofs that look like wood roofs and that has clearly been the roofing preference of our homeowners.

While composite roofs are an excellent option, they can present a challenge. In short, it means the Board must determine what "looks like" a wood roof, and that can be a very subjective determination. If you are in the market for a new roof you may be interested to know that to date the Architectural Control Committee has approved Elk and Timberline brand shingles, in "weathered wood" color, as the clos-

est composite roofing material to match actual weathered shake shingles. In any case, please remember ALL replacement roofs require advance approval by the Architectural Control Committee (see the article in this newsletter describing the approval process).

As a reminder, if you have had a particularly good experience with a roofing contractor, or any service provider for that matter, please send an e-mail with the reference info to [info@windhampark.org](mailto:info@windhampark.org). This info will be added to the list of recommended service providers, which you may also request from the same e-mail address.

One last reminder, the annual meeting will be held **Monday January 14, 2008 at 7:00pm** at Heartland Elementary. I hope you will consider attending, and perhaps even volunteer for an open Board position.

From all of the Windham Park Board, please accept our best wishes for a safe, prosperous and Happy New Year!



## Outstanding Neighbor Award: Gery Illgner

Submitted by: Katie Scheibel

This month's Outstanding Neighbor Award goes to Gery Illgner. As Katie Scheibel wrote: "For the past fifteen years, Gery has very generously donated his time and energy for our annual neighborhood Christmas hayride. Over the years, Gery has braved many cold and windy nights (this past year was one of the coldest!) and has never complained about or been bothered by the chilly weather." Gery makes sure Santa Claus is available at the hayride each year. Regardless of the weather conditions, Gery makes sure Santa is always enthusiastic and full of humor and a jolly spirit. Gery and Santa are the reason why so many neighbors participate in the hayride every year and why lots of young children leave the event with big smiles and warm hearts. They always make the evening magical for everyone.

Katie continues: "Gery goes above and beyond being an outstanding neighbor. He is also an outstanding member of the community and donates his time with Santa at local churches. I know he would appreciate a winning 2008 Nebraska football season (he is the #1 Corn Husker fan) more than anything in the world - but I think an "Outstanding Neighbor Award" would really touch the "jolly old elf." He truly deserves it."

Thanks Gery for your neighborhood efforts (and for ensuring your neighbors on Grandview get a chance to use the aerator each Fall!).



Please submit your Outstanding Neighbor Award nominations to [info@windhampark.org](mailto:info@windhampark.org)

## Mom's Council

Submitted by: Anita Roberts and Sharon Murdock

### Belated thanks to our Halloween Helpers!!

Thanks again to US Toy for their donations. And a big thanks to all the kids that passed out candy and toys down the path: Riley Glynn, Hayden Coussens, Kyle Hassenstab, Daniel Haight, Foster Jacobs, Sam Vaughn, Lindsey Haight, Emily Hickerson, Morgan Welch, Katherine Hickerson, Nicole Tenold, Taylor Cowell, Linda Fiorito, Brenna Harsch, Bailey Strohl, Josh Cowell, Nick Fiorito, Adam Bevil, Nick Stephenson, Lauren Tenold, and Erin Langhofer

### Upcoming Events:

We have set the dates for the Mom's Council events for the rest of the year. (See calendar on opposite page.) If you are interested in volunteering for any of these events, please contact Anita Roberts or Sharon Murdock.

## Architectural Review Reminders

The holidays have come and gone, and the Chiefs' season has come to an end. That means it won't be long until the start of home maintenance season. Before you start any major project you might want to review the Windham Park Home Owners' Association rules and regulations to avoid any unnecessary delays or problems (see page 23 of the 2007 Windham Park directory for a summary, or for the complete copy of the Association's "Declaration of restrictions" please visit the neighborhood's web site, [www.windhampark.org](http://www.windhampark.org)).

Some exterior projects on your property may require approval before you start, and will require the completion of the "Architectural Control Committee Request Form." The form is also available from the neighborhood's web site. Some common projects that require the completion of the form are:

- Exterior paint color change (an extensive palate of approved colors is available from the Committee - if you are re-painting with the same colors then no approval is required)
- Fences
- Roofs (re-roofing projects are becoming frequent in the neighborhood, and it is important to note that only wood shakes or certain composite shingles are permitted)
- Decks, screened-in porches or other structural additions
- Swimming pools

Completed forms should be submitted to either Jeff Welch or Bob Zapulla. Please allow at least a week for review. (Please don't wait until the contractor is sitting in your driveway to submit the form!).

Also, you should be aware the city of Overland Park closely regulates many home improvement or maintenance projects, many of which require building permits. Some might surprise you, such as water heater replacement, addition of a power outlet, and furnace replacement. For more information you should check the city of Overland Park's web site. Building permit info can be found at: [http://www.opkansas.org/BUS/Permits/res\\_permits.cfm](http://www.opkansas.org/BUS/Permits/res_permits.cfm)

## Neighborhood Hayride

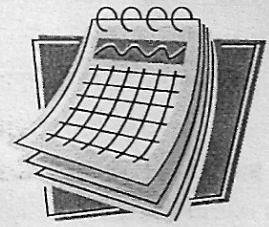
Submitted by: Katie Scheibel



Jackson Farnsworth is excited to sit on Santa's lap.

Thanks to everyone who participated in the Annual Windham Park Christmas Hayride on Sunday, Dec. 2nd. We had a great turn out despite the chilly temperatures. We are so appreciative of Jim and Margaret Koss and their family for allowing us to use their garage to stay warm while we sipped hot chocolate, ate cookies, and had visits with Santa. Once again, Gery Illgner made the evening exciting and memorable for all of the young children.

Cash donations were collected for Toys 4 Tots and thanks to your generosity; we were able to make a large donation on behalf of Windham Park. Thanks again to all those who help make this a great neighborhood holiday tradition. We hope to see everyone again next year!



### Mark Your Calendars!

**January 1:** HOA dues are due.

**January 14:** Annual meeting at the Heartland Elementary Commons at 7:00 p.m.

**March 9:** Easter Egg Hunt

**May 31:** Back to Pool Party

**August 16:** Kindergarten Round Up

**August 22:** Parents Brunch at Pool

**October 26:** Halloween Parade

## Revised Declaration of Restrictions

Submitted by: Lee Hasty

During the past several months Jim Baird, Mary Herman Doughty and I met several times to review and revise the Windham Park Bylaws, Home Owners Association Declaration and the Declaration of Restrictions. A copy of these documents should have been given to every homeowner when they purchased their home in Windham Park. These documents were created and put into effect back in 1991 by Rodrock, the developer of Windham Park. According to the documents, the Declaration of Restrictions could not be changed until December 31, 2010, and **only then when voted on and passed by a 2/3 majority of the homeowners prior to December 31, 2008.** Because of the time limitation, the Board decided to revise the documents and have the homeowners vote on them at the time we have a pool key handout in the spring of 2008. We felt that would be an ideal opportunity to get the required 2/3 of the homeowner vote.

The majority of the changes we made, with approval from the entire Board of Directors, were with the Declaration of Restrictions. One of the many changes was to give the Architectural Control Committee more leeway in approving materials used, as over the years new and better materials are available. Another was to allow the Declaration of Restrictions to be changed every five years. We have sent our revisions to a lawyer and hope to have all documents in their final forms in January, ready for review and a vote by homeowners this spring. Once the documents are in final form they will be posted on the Windham Park web site.

It is very important that all homeowners review the documents and then vote when the ballots are sent out. **Without a 2/3 majority vote the documents cannot be revised.** We will keep everyone informed as to how, when and where voting will take place. We will also be discussing them at the annual homeowners meeting on January 14<sup>th</sup>.

## Directory Deadline is January 8

We will be updating the community directory for 2008. You should have received a memo from Curry with details about how to register your information for the directory.

The deadline for registration is January 8, 2008. For more details, go to the Windham Park Website: [www.windhampark.org](http://www.windhampark.org).

