

Words of Windham

WWW.WINDHAMPARK.ORG

MARCH/APRIL 2008

2008 Board of Directors

President

Jim Baird
13118 Grandview
897-1291

Vice President/Social, Safety & Community Relations Chair

Al Moser
12813 Grant
207-3288
almoser@everestkc.net

Treasurer

Jim Riehl
9412 W. 129th Street
402-9253

Secretary

Mary Herman Doughly
13133 Slater
851-0412
doughlymh@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

From the Board President, Jim Baird

I know how Bill Murray's character must have felt in the movie "Groundhog Day." So far 2008 seems to be a continuous repeating cycle of one nice day of weather followed by some form of frozen precipitation and six days of miserable cold, and another primary. Board members' discussions have similarly followed a repeating set of topics: pool parking lot repair, pending changes to the neighborhood covenants, and roofing issues. Maybe not the most exciting of subjects, but all are related to the reason the Board exists: to preserve and enhance our property values. Given the choice I would prefer a more entertaining set of subjects, something like Spring Break destinations, early retirement, or recent Orange Bowl victories. So it goes.

Welcome to Our Newest Board Member

Good progress has been made on several of the Board's agenda topics, which I would like to update you on. Before I do that I would like to first welcome Al Moser to the Windham Park Board. Al was elected to the Board at January's annual meeting, and takes the role of heading up the "Social, Safety and Community Relations" position. Please join me in welcoming Al to the Board, and thanking him for his neighborhood commitment.

Updates to the Covenants

After several iterations (hopefully) the final draft of the neighborhood covenants have gone to the attorney for review. A vote will be required of all homeowners to approve the suggested changes, which we intend to do in conjunction with distribution of new pool keys. Some of the changes the Board is proposing include:

Provide more latitude in certain building materials permitted (such as allowing wrought iron fencing instead of only wood)

Simplify procedure for updating neighborhood restrictions (currently permitted only once every 20 years)

Removal of language specific to the de-

veloper (Rodrock had substantial control before all lots were sold, but the text is no longer necessary now that all lots are occupied)

Addition of options for responding to homes that fall into substantial disrepair (We will continue to expect the city of Overland Park to take the lead in code enforcement, but the proposed changes will give the homeowner's association an option if other enforcement avenues don't work)

Roof Replacement

There have been a handful of instances of what appears to be some questionable tactics by one or more roofing companies. At least one company has told homeowners they have pre-approved shingle types/colors with the Board, when in fact they have not. Also, some homeowners have been promised a "free roof" once the roofing company submits an insurance hail damage claim on their behalf; even promising no deductible. As the saying goes, if it sounds too good to be true it probably is. The Architectural Control Committee is developing a list of pre-approved shingles (brands, styles and colors) to make it easier for homeowners to work with roofing contractors in getting an approved roof installed. Please remember all roof replacements must be approved in advance (see www.windhampark.org to obtain an "Architectural Review Form").

Outstanding Neighbor Award Nominations

The "Outstanding Neighbor Award" has been very well received, and we have recognized some great people. I'm sure there are more out there to be rewarded, so please send in nominations to info@windhampark.org.

God bless our troops.

Jim

Outstanding Neighbor Award: Lee Hasty

Lee Hasty was nominated by a neighbor who wishes to remain anonymous:

Lee has served as pool chair on the Board of Directors of the Homeowners Association since 1994. During the pool season, she checks the area **every day**. In addition to this major, long time commitment to the neighborhood, she has also been instrumental in serving the community in other areas. A few years ago Lee was one of the founders of the Salvation Army Christmas collection drive held at the Hy-Vee, which requires a great deal of time in recruiting and organization.

Lee has also organized her Terrace Place neighbors for the Susan G. Komen Breast Cancer Walk for the Cure each August.

Her compassion for others and dedication to the good of the neighborhood exemplifies the meaning of a "good neighbor", and we are all grateful for her kindness and initiative.

THANK YOU LEE!!



Please submit your Outstanding Neighbor Award nominations to
info@windhampark.org

Mom's Council

Submitted by: Anita Roberts and Sharon Murdock

Volunteers Needed!!

Our Annual Easter Egg Hunt will be held on Sunday, March 9th. We are in need of volunteers! Please let us know immediately if you (or your child) is interested in stuffing Easter Eggs for Community Service hours, buying cookies, assisting the Easter Bunny, or making lemonade the day of the event.

Architectural Review Reminders

Now that spring is upon us and summer is right around the corner, home improvement projects are on everyone's mind. Please remember that if you plan to make ANY alterations to the exterior of your home, you must first receive approval from the Association's Architectural Control Committee (ACC). The Committee is comprised of a group of volunteer homeowners that are committed to maintaining the visual integrity and property values of homes in Windham Park by ensuring that all improvements are within the guidelines and restrictions of the Association. Examples of improvements needing approval include but are not limited to:

Decks
Fencing
Pools/Hot Tubs
Room Additions
Roofs

Major Landscaping
Exterior Painting
Basketball Goals
Play Equipment/Swing sets

Once you've made the decision to make an improvement to the exterior of your home, you must fill out a Architectural request forms. Architectural request forms can be found at the community website at <http://www.neighborhoodlink.com/overlndprk/windhampark/>

Your request will be reviewed and typically you can expect a response within ten-(10) days. **However, more extensive projects may take more time to review so please plan ahead.** Please include as much information with your request as possible including photos, drawings and actual samples of products if possible.

PRIVATE YOGA/FITNESS INSTRUCTION

Keep your New Year's resolution going strong with personal yoga/fitness instruction in my beautiful Windham park home studio or in your own home or office. Nationally certified instructor with over nine years experience will help you get results!

YOGA-PILATES-KICKBOXING-RESISTANCE TRAINING-CORE TRAINING-SALSA-CARDIO STRIPTease AND MORE!

Singles - couples - small groups - bridal/baby showers - girls/guys night out -corporate clients are my specialty - childcare available (upon request, additional fee) New clients are by referral only. Get \$10 off your first session with this ad!

Rachel Raile Yoga Plus+ 913-485-4840

PAID ADVERTISEMENT

Pool Parking Lot Update

Submitted by: Chris Bradford, Ground and Streets

The concrete parking lot at the pool is crumbling. After interviewing contractors, reviewing bids and proposals, and inspecting several lots from new to old, the board members are leaning toward an asphalt overlay. All lot overlays that I have seen are in GREAT condition and show no signs of patching or deterioration. It seems to be true that asphalt installed over the top of concrete holds up extremely well where as asphalt by itself doesn't. (As we all know.)

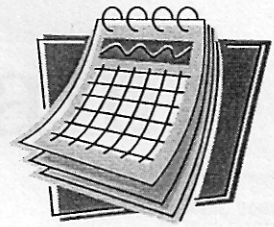
The cost considerations are as follows:

- Tearing out and installing new concrete will cost up to \$45k.
- Overlaying the concrete with asphalt will cost up to \$12K.

We've also looked into replacing only a part of the concrete lot. After interviewing contractors and inspecting the lot with concrete contractors, there is much more deterioration than meets the inexperienced eye and "most" of the lot needs replaced anyway. When trying to tear out and patch there wouldn't be a good stopping point and the association will, in the end, be stuck holding the bill for a "most" or "complete" replacement.

According to our management company, Curry Management, when one looks at what other neighborhoods do, it is more the "norm" to have a pool parking lot in asphalt.

We would appreciate any opinions from you. Please email your thoughts and opinions to info@windhampark.org.



Mark Your Calendars!

March 9: Easter Egg Hunt (

April 4 & 5: Garage Sale

April 12: Park Clean Up

May 31: Back to Pool Party

August 16: Kindergarten Round Up

August 22: Parents Brunch at Pool

October 26: Halloween Parade

Thank You Bell Ringers!

Submitted by: Lee Hasty

Thank you and congratulations to all Salvation Army Bell-Ringers this past Christmas season. Because of you, at our Hy-Vee bell-ringing site at 135th and Antioch we took in **\$17,384.05 -- that's a 30% increase over 2006** donations! In addition, our site was second highest in total donations of the 200-some bell-ringing sites in the entire metropolitan area. The main reason for our success is the bell-ringing site was manned totally by volunteers during the Salvation Army's bell-ringing season – that's six days a week, 8-10 hours a day from November 9th through December 24th. More than 90% of that \$17,384.05 stays in the Kansas City area and goes toward feeding and housing people, helping them get through difficult times and helping them get jobs.

On behalf of the Salvation Army and all of us, thank you so very much for volunteering your time.

Melisa Gum

Lee Hasty

Marcy Langhofer

Tom O'Haver

Spring Park and Creek Cleanup

Overland Park is sponsoring "Clean Stream Day" on April 12th, and Windham Park will participate. On April 12th from 9:30-11:30am, Windham Park residents are asked to come to the neighborhood playground to pick up trash bags and gloves (city provided) and pitch in to clean up our parkway.

This is a great opportunity for Scouts, youth looking for community service hours, and residents that just want to keep their neighborhood looking its best. Volunteers don't have to be there the full two hours; stay as long as you are able to help out. Bottles of water and t-shirts will be provided to volunteers (while supplies last). And if you simply won't be able to participate, feel free to pick up a piece of trash and put in a trash receptacle next time you are along the trail!

Large Item Pick-Up on April 12

The large item collection is a special no-charge trash collection offered by the City of Overland Park to pick up those items not collected by your routine trash service.

Items collected include:

- Appliances
- Car parts (no engines or fuel tanks)
- Railroad ties (four feet or less)
- Fencing
- Remodeling debris
- Furniture
- Tree limbs cut to length and bundled as appropriate

Annual Easter Egg Hunt

Sponsored by the Windham Park Mom's Council

Sunday, March 9th @ 2:00 p.m.
At the Windham Park Creek Playground
Cost: \$1.00 per child

(Rain date is Easter Sunday, March 23rd at 4 p.m.)



When you arrive, stop by and see the Easter Bunny. Pay your \$1.00 there, and receive a special ticket from him.

Each child will be allowed to gather 10 eggs. It will be up to the parents to make sure their children have only 10 eggs in their basket. The 2 and under age group will lead off the hunt, followed by the older age groups.

Come on out and join the fun!
Don't forget your camera!

Please contact Anita at 402-6845 or abroberts@kc.rr.com or Sharon at 402-8672 or sharon@murdockfamily.org if you can help with this event.