

SEPTEMBER 2008

# TOWN & COUNTRY MANOR NEWSLETTER

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## MESSAGE FROM THE BOARD

We hope you all had an enjoyable summer. We want to thank everyone for their support as we plowed through the new Declarations and Restrictions for our neighborhood. The Board has tried to work on all the issues that have come up during this past year and it has been easier as we now have an enforceable document.

We are also excited to announce that our final open lot has been sold and building should already be in full swing by the time you read this message. It has been our pleasure serving you this year and if anyone has questions or comments please don't hesitate to let us know.

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## LANDSCAPING NOTES

Homeowners will be seeing Suburban Lawn and Garden aerate and overseed with the entrance and Switzer area in the next few weeks. We must remove a few dead trees and replace where necessary. We are currently seeking bids for next year. If anyone has any recommendations please call Rhonda Bremer at 239-9921.

## ONE MAN'S TRASH....

A concerned homeowner wanted to share that he had observed a "scavenger" going through the neighborhood a while back and watched him open and rummage through black trash bags.

He noted that he will be more diligent in his efforts to shred documents containing any sensitive or personal information. Good advice for us all. As a side note, he did call the OP Police Department and they said once any trash is put on the curb, it is fair game for anyone wanting to rummage through it and take what they want.

## Board/Committee Positions:

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### BOARD MEMBERS

President:

Michael Novicoff

Vice-President:

Mike Sorcher

Secretary:

Tricia Cronk

Treasurer:

Ken Armstrong

Architectural Committee:

Bryan Lawrence

Landscape Committee:

Rhonda Bremer

**WELCOME TO OUR NEW NEIGHBORS!**

## SAFETY FIRST

This past June, a few Overland Park Police Officers graciously took the time to meet with our homeowners to share tips on keeping safe. Some of those tips were:

- Place motion/sensor lights in the back yard or dark vulnerable areas.
- Police don't recommend having guns in the home but a 10% solution pepper spray (no mace.) Available at the O'Reilly Auto Parts at 135<sup>th</sup> and Black Bob.

- Keep the front porch area lit all night but make sure you turn off the light during the day (potential thieves look for outside lights on during the day.)

The Overland Park Police Department offers an individual assessment to make sure all vulnerable areas of your home are addressed. Officer Mike Betten is our person to contact regarding these individual assessments. He can be reached at 895-6408 or via email at [mike.betten@opkansas.org](mailto:mike.betten@opkansas.org)

## UPCOMING HOMES ASSOCIATION MEETING

Our next Homes Association meeting will be held at 7:00pm on Monday, November 10<sup>th</sup>, at the Incredibowl located at 8100 W. 151<sup>st</sup> on the NE corner of Antioch and 151<sup>st</sup> Street. All homeowners are encouraged to attend to discuss matters affecting the neighborhood including the election of new Board and various committee members. If anyone is interested in a Board position this coming year, please let us know via email. We look forward to hearing from some new people!

**MARK YOUR CALENDARS!!!**

## CLASSIFIEDS

Emily Butler on Mastin is available for pet sitting. The 5<sup>th</sup> grader can be contacted at 851-5975.

Jordyn Swartz, sophomore at BVW, is available for babysitting. Please call 851-8811.

Ali Schroeder on Knox is available for babysitting. Please call 851-5131.

Addison Lauck, age 15 and a sophomore at Olathe East, is available for babysitting. Please call 897-1095.

## TREASURER'S REPORT

A report for the treasurer shows we received required dues from 56 of the required 57 properties. All bills are paid through September 10<sup>th</sup> leaving us a remaining balance of \$15,195.00 in the HOA treasury fund for the fiscal year 2008.

The remaining bills for the year will total over \$10,000, depending on any unforeseen expenditures.

The 2009 dues will be mailed out in November again and due before January 1, 2009. If you have any questions about any expenditures, you may refer to the website for a listing of paid bills to date for 2008.

## COFFEE TALK

Rhoda Bremer at 15352 Mastin Street would like to host a coffee hour for the ladies of Town and Country on Wednesday, October 15 at 10:00 am. All are welcome and please RSVP by Friday, October 10 at 239-9921.

## WE'RE ON THE WEB

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