

# Nall Hills Homes Association

Established October 25, 1956

Fall 2010

The Nall Hills Homes Association newsletter is published twice per year, in October and in January.

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## Annual Meeting Notice

Tuesday, November 9, 2010 at 7:00pm  
Location: Indian Woods Middle School  
Social Time with Refreshments starts at 6:30pm

### E-mail

[web@nallhills.org](mailto:web@nallhills.org)

### Website

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

### Phone

913-642-8398

### 2009 Door Prizes donated by these local Merchants:

*Brobeck's BBQ  
Carrabba's  
Cinzetti's  
First Watch  
HyVee  
Knocky's Liquors  
Firestone*

*Nuts and Bolts True  
Value Hardware Store*

*Prairie Life Fitness Ctr  
Pizza Hut  
Sonic Drive-In*



The annual meeting of the Nall Hills Homes Association will be held **Tuesday, November 9, 2010 at 7:00 at Indian Woods.**

We will conduct business as outlined in the meeting agenda, elect board members, and handle other business that is brought forth by those in attendance. The Association's by-laws require at least 5% of the homeowners present to conduct the meeting. If you are unable to attend

the meeting in person, please complete the proxy which was mailed to you with this meeting notice and mail to or drop off at the Nall Hills Homes Association office at 10025 Lamar, Overland Park, Kansas 66207.

You may also give your proxy to a neighbor who is planning to attend and have them give it directly to a board member.

This year's attendance door prizes are donated by area merchants.

**Grand door prize is your 2011 NHHA dues paid in full.**

We hope to see you there!

### URGENT REQUEST:

**WE ARE IN NEED OF A NEW BASEBALL LEAGUE DIRECTOR FOR NALL HILLS. IF YOU ARE INTERESTED OR KNOW SOMEONE WHO MIGHT BE, PLEASE CALL US ASAP.** (See page 3 for details).

## Update: L&K's Holiday Trash Pickup Day Schedule

The trash day pickup schedule for L & K Services varies by type of holiday. Please make a note of the schedule below for future reference.

### Holidays with automatic 1 day delay in pickup:

- Memorial Day
- Labor Day
- Thanksgiving (but not applicable to Nall Hills at this time)

### These holidays will only have a 1 day delay if they fall on a weekday.

- New Year's
- Fourth of July
- Christmas

For more information, check L&K's website at: [www.lktrashservices.com](http://www.lktrashservices.com)



### Association Board Members

**President**

Mark Sutton  
6009 W. 99th St.,  
648-8226

**Vice-President –**

Brian Viets  
9748 Russell,  
439-1995

**Secretary –**

Hans Nettelblad  
9940 Woodson  
231-8245

**Treasurer –**

Mark Able  
9816 Riggs,  
642-9209

**Community Services**

Holly Altenburg  
9740 Outlook,  
381-5641

**Share-A-Repair**

Sherris Bellamy  
6525 W. 100<sup>th</sup> Ter.,  
652-6520

**Youth Activities & Website**

Kurt McCloud  
6524 W. 101 Ter.,  
341-2987

**Civic Affairs**

Susan Kavanaugh  
10410 Maple Dr.  
707-8039

**At Large Member**

Open

**Office Administrator and Recording Secretary –**  
Erica Kurta  
10025 Lamar,  
642-8398

## Election of Board Members

Board members are elected for two year terms.

Members continuing their second year of their term are:

Mark Sutton, 6009 W. 99<sup>th</sup> St.  
Hans Nettelblad. 9940 Woodson  
Holly Altenburg, 9740 Outlook  
Sherris Bellamy, 6525 W 100 Ter

Current board members who are slated for election to a new two-year term are:

Mark Able, 9816 Riggs  
Kurt McCloud, 6524 W 101st Ter  
Brian Viets, 9748 Russell  
Susan Kavanaugh, 10410 Maple

**Please Note:**

If you have an interest in becoming a member of the Board of Directors, please contact our office at 642-8398 or email us at [web@nallhills.org](mailto:web@nallhills.org) to request additional information.

## Fall Season – Property Maintenance Help

As the leaves start to turn colors and drop to the ground, please help you and your neighbors keep the city’s storm water drainage system free of fallen leaves, tree limbs and other debris. Rake and bag or mulch your leaves early and often.

During the heavy rains this past spring, a number of homes in the neighborhood experienced some top ground water problems, some of that due to clogged drainage facilities not able to handle the heavy rains over an extended period.

Please do **NOT** rake your leaves to the street or curb and wait for the wind to blow them into someone else’s yard. Invariably, they will end up in the drainage system and cause undue clogging during heavy rains.

Yes, we live in older neighborhood with lots of mature trees. It comes with the territory. Please do your part by taking care of fallen leaves and limbs. We all have a responsibility to each other, our neighbors and our city.

## Skip Moon (City of OP)-Guest Speaker at Annual Meeting

Overland Park Section Manager for Community Services, Skip Moon, will be the guest speaker at the annual meeting on Tuesday, November 9. Skip will

give a general overview of the City’s Community Services role and how it relates to our neighborhood. He may also share with us the various issues we might

face as a more mature neighborhood with regards to upkeep, etc. If time permits, there may be a short question and answer session.

## About the Nall Hills Homes Association...

The Nall Hills Homes Association was formed in 1956 when the Nall Hills neighborhood first began construction.

It has grown from 64 homes initially to the current 1264 homes.

Nall Hills is considered to be the second largest homes association in Overland Park, bordered on the north by 95th Street, on the south by Indian Creek, on the east by Nall, and on the west by Glenwood.

The NHHA Board of Directors meets nine months out of the year at the Community Area Credit Union, the first Monday of each month at 7pm, to review general operations, schedule activities, and to address other neighborhood issues.

## Treasurer's Report

Treasurer Mark Able recommends the annual assessment for the year 2011 be set at \$154 per household (a \$4 increase from 2010). The increase in the trash pick-up charge is the main reason for this increase in 2010. All other expenses are expected to remain at current levels with some inflationary adjustments. Mr. Able will entertain questions/concerns regarding the proposed assessment rate and budget line items from the attending homeowners at the annual meeting.

A Certified Public accounting firm audits all accounts at the end of each fiscal year. Copies of the audit reports are available at the meeting and are open to public inspection, upon written request to the board of directors. Details regarding current income and expenses and the basis for the recommended budget will be discussed at the annual meeting.

### Proposed 2011 Annual Budget and Projected 2012-2013

	Proposed		Preliminary			
	Budget 2011	Cost per Home	Budget 2012	Cost per Home	Budget 2013	Cost per Home
<i>Receipts:</i>						
Membership assessments	195,426	\$ 154	201,930	\$ 159	207,010	\$ 163
Late payment fees	2,000		2,000		2,000	
<i>Disbursements:</i>						
Trash service	177,559	140	182,885	144	188,372	148
Salary	9,300	7	9,300	7	9,300	7
Payroll taxes	821	1	821	1	821	1
Youth activities	-	-	-	-	-	-
Telephone	984	1	995	1	1,005	1
Print/postage/supplies	4,250	3	4,300	3	4,350	3
Insurance/bond	2,384	2	2,431	2	2,480	2
Professional fees	1,200	1	1,200	1	1,200	1
Miscellaneous	1,500	1	1,500	1	1,500	1
Total operating funds disbursed	197,997	156	203,433	160	209,028	164
<b>Net increase (decrease) in operating funds</b>	<b>(571)</b>	<b>(0)</b>	<b>497</b>	<b>0</b>	<b>(18)</b>	<b>(0)</b>
Large Item Pickup Cost	-	-	-	-	-	-
Interest income	2,000	2	2,000	2	2,000	2
<b>Net Increase (Decrease) in Cash</b>	<b>1,429</b>	<b>1</b>	<b>2,497</b>	<b>2</b>	<b>1,982</b>	<b>2</b>

Note: Trash service based on L&K contract including 3% annual increase and assume current trash pickup regulations. Given the uncertainty on the final county solid waste regulations, the trash service expense budget amounts for 2012 and beyond are subject to substantial change, which could increase the projected dues assessment amounts.

## URGENT NEED: NHHA Baseball Coordinator/Director

The Nall Hills Baseball League is one of the most recognized baseball leagues in Johnson County for giving boys and girls a chance to play recreational baseball up until high school, without the intense pressure of other leagues. To keep the tradition moving forward, **we are in need of new baseball director**. This could be one person or even a co-chaired position in the right circumstance. There is a fairly significant time commitment starting in the spring, so the person(s) would most likely have to have flexible hours. Currently, there is a small amount of compensation available for this position, with other options being reviewed. If you are interested or know someone who might be, please contact our offices immediately at 913-642-8398.

## Baseball League Completes 48<sup>th</sup> Season

The Nall Hills Youth baseball league completed its 48th season. There were 633 players this year. This sports league for girls and boys age 6 – 14 has a neighborhood atmosphere with all fields in close proximity. Our emphasis is on a positive experience. We play for “skills, not scores”.

Participants also enjoyed a KC Royals baseball game, a special skills clinic with the Royals, and received a team picture, tee-shirt, and

baseball cap.

We would like to thank all of the parents, coaches, umpires and volunteers for their continued support of the youth baseball program at Nall Hills.

### 2011 Season

We always need volunteers. We need help with baseball equipment management and field supervision during the season. For more information email us at [baseball@nallhills.org](mailto:baseball@nallhills.org) or call the office at 642-

8398, if you would like to volunteer your time.

### 2010 Season Coaches of the Year

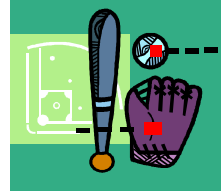
**T-Ball Division**  
**Jason Nightingale**

**Coach Pitch Division**  
**Steve Brown**

**Junior Division**  
**Chad Baker**

**Senior Division**  
**Joe DeYoung**

**Varsity Division**  
**Ken Kinsey**



*~We play for "skills, not scores"~*

*For details about baseball sign-ups, volunteering, and special projects, please check out [www.nallhills.org](http://www.nallhills.org).*

## Share-A-Repair Program



Had any repairs done to your house lately?

This program is exclusive to our neighborhood. Please contact us directly to let us know who you hired

to do work for you and what you thought of their workmanship.

Need to have some work done to your house? Use this program as a

neighborhood resource list for referrals and information.

Contact Sherris Bellamy at 652-6520 or email at her at [sharearepair@nallhills.org](mailto:sharearepair@nallhills.org)

Once again, we would like to thank

### The Community America Credit Union

at 95<sup>th</sup> and Nall for donating meeting space for the monthly Nall Hills Board of Director meetings.

## JOCO Solid Waste Task Force Update

Current county proposals are now expected to take effect **January 1, 2012** (one year later than expected). Here is what we should expect in Johnson County and the City of Overland Park:

- Waste haulers cannot pick up yard waste unless destined for composting or mulching.
- Transfer stations and landfills located in the county cannot accept yard waste for disposal.
- Waste haulers must provide recycling as part of the base service and not charge a separate fee.
- Waste haulers must offer residential customers a volume based rate structure (Pay as You Throw) that charges more for larger volumes of trash collected.

The board of directors will be working closely with L&K to provide the best services available. These changes will most likely impact the fees charged by L&K, which in turn, may have an impact on the HOA annual dues. We will keep you updated as terms and conditions materialize.

### OFFICE MAILING ADDRESS:

**NALL HILLS HOMES ASSOCIATION**  
10025 LAMAR  
OVERLAND PARK, KS 66207

913-642-8398

## Helpful Numbers – City of Overland Park

Police: 913-895-6300 (non-emergency/afterhours)

Bldg Codes/Fence Permits:  
913-895-6225

Neighborhood Complaints:  
Residential Property Services: 913-895-6270  
or now available online

under reporting a violation at [www.opkansas.org](http://www.opkansas.org), under the Residential Property Maintenance section.