



# Nall Hills Homes Association

Inside this Issue:

*Join Nextdoor Website* 2  
*Letter from Squad House* 2  
*Board Members* 2  
*Board Elections* 3  
*L & K Ownership* 3  
*Yard Waste & Recycling* 3  
*Treasurer's Report* 4  
*Historical Perspective* 5  
*Work Recommendations* 5  
*Winter Waste Schedule* 5  
*Give Us Your Email* 6  
*Be a Good Neighbor* 6

## *Annual Meeting Notice* Tuesday, November 10, 2015, 7:00 pm

*Indian Woods Middle School Social Time/Refreshments: 6:30 pm*

**The annual meeting of the Nall Hills Homes Association will be held Tuesday, November 10th, 2015 at 7:00 at Indian Woods Middle School.**

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. A representative from the Overland Park's Community Services Division

will be our guest speaker this year.

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 the meeting notice and mail to (or feel free to drop off) at the Nall Hills Homes Association office at 10025 Lamar, Overland Park, Kansas 66207.



*Join us for the Annual NHHA Meeting in November!  
Indian Woods Middle School  
9700 Woodson Drive*

### 2014 Annual Meeting Door Prizes Donors:

- Brobeck's BBQ
- Bryan Lawn & Handyman Services
- Chase Suite Hotel
- Cinzetti's
- Conroy's Pub
- First Watch
- L&K Trash Services
- Long Branch Saloon
- Nall Hills Homes Association
- Nall Hills Liquor
- Papa John's Pizza
- Papa Murphy's Pizza
- Puppy's Playpen
- Sonic Drive-In

## *Trash Collection Survey Results*

In anticipation of the upcoming expiration of the HOA's current trash service contract with L&K at 12/31/16, the board initiated a four question survey to the entire membership, in October 2014 (via the fall newsletter).

Members were able to respond via the NHHA website or directly to our office (newsletter insert). The survey closed on Aug 1, 2015. The Board thanks all who took the time to respond (we had 263 respondents). Here are the results of the survey, which will be referenced in the upcoming contract negotiations:

- 1) Are you satisfied with the current collection arrangements with L&K Services (including the yard waste collection for 41 weeks out of 52 total weeks)? **YES 87% / NO 13%**
- 2) Knowing that the annual dues could increase proportionately, would you be in favor of extending yard waste collection to 43 weeks out of 52 weeks? **YES 24% / NO 76%**
- 3) Knowing that the annual dues could increase proportionately, would you be in favor of extending yard waste collection to 50 weeks out of 52 weeks? **YES 8% / NO 92%**

4) With the possibility that your annual dues could decrease slightly but with the understanding that you would be required to have larger garbage cans for automated pickup of household waste and recycling, would you be in favor of automation? This change would introduce trucks with automated pickup arms (excluding yard waste pickup). (Note that you would be required to keep these cans out of sight, either in your garage or enclosed, as per the City of Overland Park.).

**YES 39% / NO 61%**



**President**

Mark Sutton  
6009 W. 99th Street  
648-8226

**Vice-President**

Brian Viets  
9748 Russell St.  
439-1995

**Secretary**

Hans Nettelblad  
9940 Woodson Dr.  
231-8254

**Treasurer**

Mark Able  
9816 Riggs St.  
642-9209

**Community Services**

Dorene Mamitz  
5511 W. 101st Street  
648-4885

**Office Administrator and  
Recording Secretary**

Erica Kurta  
10025 Lamar Ave.  
642-8398

**Neighborhood Service Recommendations:**

Sharee Wiggins  
6333 W. 100th Terrace  
341-8289

**Civic Affairs**

Catherine Stevens  
6417 W. 100th Street  
321-6163

**At Large**

Sherris Bellamy  
6525 W. 100th Terrace  
652-6520

**At Large**

Open

**HOLIDAY FAIR (Craft Sale)**

John Diemer Elementary PTA  
Saturday, November 14th  
9:00 AM to 3:00 PM  
Contact:  
lteubert@hotmail.com

## Nall Hills on 'Nextdoor' Website—Join Today!

Nextdoor is a FREE, private social network in thousands of neighborhoods across the country which builds stronger and safer neighborhoods. You can find Nall Hills on the site.

Neighbors are using Nextdoor to: request and provide service recommendations online, post items to give away or sell, provide information about pets lost & found, discuss neighborhood and nearby commercial development, report suspicious activity, child care referral requests, and most importantly, getting to know neighbors better.

Nextdoor is private and safe. Each person must join as an individual and verify his/her address and use his/her real name online. Communication must be respectful and without profanity. Private messages should be sent instead of messaging the entire neighborhood if intended audience is limited. Nextdoor is not to be used as a marketing channel for personal business.

Every home in Nall Hills has been sent an invitation and nearly 550 persons have joined.

If you need more information, go to [www.nallhills.org](http://www.nallhills.org) and click on "Nextdoor Nall Hills."



Visit the Nextdoor website!

[www.nextdoor.com](http://www.nextdoor.com)

## Letter to Nall Hills from Squad House #47

*Below is a letter from Chief Bryan Dehner regarding their new home here in Nall Hills at Squad House #47.*

Almost one year into operation, the folks at OPFD Squad House #47 will tell you they're enjoying their new home and their new neighbors.

While some neighbors were understandably nervous about having emergency responders move in next door, OPFD's EMS Lieutenant, Alex Sweat says crews have been welcomed into Nall Hills with warmth and generosity. Some neighbors have brought kids over to see the Squad and a few have even dropped off homemade baked goods for the crews.

Other than a small plaque by the door, Squad House #47 looks like any other home in Nall Hills. Since beginning service at the end of 2014, Squad #47 has responded to more than 1,500 calls for service. They've been averaging about 175 calls per month. In fact, they've responded to more than 200 calls right here, in Nall Hills!

The Squad House model is proving to be a right sized, cost effective solution. So much so that Overland Park Fire is looking to implement this strategy in other parts of the city where communities might benefit similarly.

EMS Chief, Brad Cusick says crews recently received the ultimate sign that they've been

accepted into the neighborhood. One adjacent neighbor has designated the front yard of Squad House #47 as their "family meeting place," telling their children to gather there should they have a fire in their home.

From all of us at the Overland Park Fire Department, thank you for welcoming us into your neighborhood. It is an honor and a privilege to live in and serve the people of Nall Hills.

Yours in service,

Fire Chief J. Bryan Dehner



## Election of NHHA Board Members

Board members are elected for two year terms. Members continuing their second year of their term are:

Mark Able, 9816 Riggs St.

Brian Viets, 9748 Russell St.

Dorene Manvitz, 5511 W. 101st St.

Catherine Stevens, 6417 W. 100th St.

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

Mark Sutton, 6009 W. 99th St.

Hans Nettelblad, 9940 Woodson Dr.

Sherris Bellamy, 6525 W. 100th Terr.

Sharee Wiggins, 6333 W. 100th Terr.

Note: If you have an interest in becoming a member of the Board of Directors, please contact 642-8398 or email us at [mail@nallhills.org](mailto:mail@nallhills.org). We have one open position and welcome new perspectives!



## New Ownership at L & K Services

Earlier this year, Waste Management (WM) announced the acquisition of Deffenbaugh Industries and L&K Services. Based in Houston, Texas, they are the leading provider of comprehensive waste management services in North America, providing collection, transfer, recycling and resource recovery, and disposal services for residential, commercial, industrial, and municipal customers. The NHHA board has been in constant communication regarding the acquisition

and transition plans. WM is planning to keep these two entities operating separately, as they recognize the existing brand recognition in the Kansas City area. Additionally, they made a significant investment in new emission efficient equipment. The current Nall Hills contract will not be impacted with this ownership change. However, our contract does expire in Dec. 2016, so we anticipate there could be some changes. As you reference the survey results in this

newsletter, the board will continue working to meet our needs based on what is available in the marketplace. Some of you have also noticed Deffenbaugh trucks in our neighborhood. In maintaining some of their trucks, L&K borrowed a few Deffenbaugh branded trucks. The employees are still L&K employees, so you should expect the same great service. With the ownership change, this could become a more frequent occurrence over time.

### WHO WANTS PANCAKES?

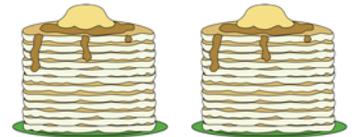
Cub Scout Pack 3286

Annual Pancake Breakfast

Location: John Diemer Elementary

Saturday March 5th, 2016

7:30 AM-11:00AM



## Yard Waste, Recycling, and Other Reminders

Please review the information below as a reminder of our neighborhood waste disposal services offered by L&K Trash Services.

**Household waste:** Limited to 3 bags or 3 cans or 1-95 gallon container. If you have more than the weekly limit, ask neighbors to help share and then be sure to return the favor, if asked. Or, if you have a larger load and can't wait, extra stickers can be purchased from L&K and placed on each item over the limit.

**Yard waste:** Limited to 6 bio-degradable bags or bundles weekly (except as noted in the winter pickup schedule found in this newsletter). It is important to remember, plastic bags or regular trash containers **CAN-NOT** be used for yard waste.

L&K increases the yard waste limit to 10 bio-degradable bags weekly, in November and December.

**Bulky Item Pickup:** This special service is **ONLY available the first week of each month.** Please do not put your item out any other week 'hoping' someone

will take it. This detracts from our neighborhood's beauty.

**Recycling:** Included in the services for our neighborhood. Anyone can participate in this unlimited service. You can use the bins provided by L&K or any container you have as long as it is clearly marked as "RECYCLE." You are encouraged to recycle!



Want to Help Out Your Neighbors and other Nall Hills residents?

We're looking for volunteers, willing to shovel driveways and sidewalks once the snow starts to fall. If you're interested, please contact Sharee Wiggins at 341-8929 or email her at:

[nhha.wiggins@yahoo.com](mailto:nhha.wiggins@yahoo.com)

THANKS!

## *Treasurer's Report - Proposed 2016 Budget*

Treasurer Mark Able recommends the annual assessment for the year 2016 be set at \$201 per household (a \$3 increase from 2015). The increase in trash service expense is the main reason for the dues increase for 2016. All other expenses are expected to remain at current levels or rise moderately. Mr. Able will address questions and concerns regarding the proposed assessment rate and budget line items 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.

<b>Proposed 2016 Annual Budget and Projected 2017-2018</b>						
	<b>Proposed</b>		<b>Preliminary</b>			
	<b>Budget 2016</b>	<b>Cost per Home</b>	<b>Budget 2017</b>	<b>Cost per Home</b>	<b>Budget 2018</b>	<b>Cost per Home</b>
<i>Receipts:</i>						
Membership assessments	255,069	<b>\$ 201</b>	260,350	<b>\$ 205</b>	266,700	<b>\$ 210</b>
Late payment fees	3,000		3,000		3,000	
<i>Disbursements:</i>						
Trash service	231,487	182	236,781	186	242,488	191
Salary	9,600	8	9,600	8	9,600	8
Payroll taxes	873	1	873	1	873	1
Youth activities	-	-	-	-	-	-
Telephone	2,313	2	2,360	2	2,407	2
Print/postage/supplies	5,700	4	5,800	5	5,900	5
Insurance/bond	2,552	2	2,603	2	2,655	2
Professional fees	3,900	3	3,900	3	3,900	3
Miscellaneous	1,500	1	1,500	1	1,500	1
<b>Total operating funds disbursed</b>	<b>257,926</b>	<b>203</b>	<b>263,417</b>	<b>207</b>	<b>269,323</b>	<b>212</b>
<b>Net increase (decrease) in operating funds</b>	<b>143</b>	<b>0</b>	<b>(67)</b>	<b>(0)</b>	<b>377</b>	<b>0</b>
Large Item Pickup Cost	-	-	-	-	-	-
Interest income	1,000	1	1,000	1	1,000	1
<b>Net Increase (Decrease) in Cash</b>	<b>1,143</b>	<b>1</b>	<b>933</b>	<b>1</b>	<b>1,377</b>	<b>1</b>

Note: Trash service expense based on L&K contract effective in 2012, and includes a 1.0% annual increase for 2016 (less than the 2.4% annual increase allowed in the contract).



## *A Nall Hills Historical Perspective: Billy Tyson*

Billy Tyson was born in Bellevue, Texas in 1925, a small town on Hwy 287 between Wichita Falls and Fort Worth. A WWII veteran, Billy and his wife Charlene first moved the family to Prairie Village in 1963, then to Nall Hills in 1964.

The move was suggested to Billy by his employer who lived in Nall Hills and described the neighborhood as a "...choice area to raise a family". He purchased the home for \$22,000 after securing a loan from the Capitol Federal Savings & Loan on 95th and Nall.

As original owners of their house on Woodson, Billy's three kids Sharon, Valerie, and James, attended John Diemer Elementary, Indian Woods Middle School, and Shawnee Mission South HS. They all still live in the area, with James also currently residing in Nall Hills.

He recalls the corner lots were mostly undeveloped, and were great 'open spots' for the neighborhood kids to play. The grocery store at that time was a Milgram's, located at the southeast corner of 95th/Nall, where the CVS currently is.

Billy enjoys his retirement, going for walks, and is blessed with 8 grandchildren, and 7 great grandchildren. He has many fond memories of living and raising a family in Nall Hills. Looking back over the past 50 years, he describes the neighborhood as a "good, friendly place to raise a family" and is glad to see a resurgence of younger generations with children moving into the area.

Many thanks to Billy for sharing his memories with us and being a good neighbor in Nall Hills.



## *Neighborhood Service Recommendations (Formerly "Share A Repair")*

Nall Hills Homes Association continues to maintain a database of individuals and companies recommended by neighbors who have used their services and were pleased with the outcomes.

The list includes services for such things as home maintenance or renovation, lawn and tree care, appliances, equipment, child and pet care, and more. The best source for neighbor recommendations is

through posting your own question or request directly to Nextdoor Nall Hills and receiving current information from your neighbors.

This has been a popular and useful resource on the Nextdoor website. If you are not a member of Nextdoor Nall Hills, you may continue to request and provide recommendations by e-mail (nhha.wiggins@yahoo.com) or by phone if you leave a mes-

sage for Sharee Wiggins at 913-341-8289. The NHHA board wishes to thank Sherris Bellamy for her seven years of voluntary service managing Share-A-Repair requests.



**NOTE: Please let us know of any quality workmanship!**

We continually need new recommendations, as the list gets quickly outdated.

### **Barking Dog Complaints:**

We continue to receive an unusual number of phone calls regarding an excessive amount of barking dogs in the neighborhood. As a common courtesy to your neighbors, please take responsibility for your animals and help control any excessive barking. If you are at work most of the day, don't leave them out all day—you may not know they bark all day. The City of OP has a noise ordinance you may want to research to avoid any fines that could be assessed.

## *Winter Schedule for Yard Waste Pick-up*

### **Yard Waste pickup is limited in the Winter months.**

Please review the schedule noted below or you can find the Yard Waste Collection Calendar on L&K's website under the Residential, Yard Waste Removal tabs. In general yard waste will be picked up as follows:

**December 2015:** First two weeks only

**January 2016:** Week of Jan. 11th only

**February 2016:** Week of Feb 8th only

**March 2016:** Week of March 7th and every week after starting the week of March 21st

If you forget and put your yard waste out and it does not get picked up, please retrieve your bags/bundles from the curb and try again, using the above schedule.

Help keep your Nall Hills neighborhood free from unsightly trash left at the curb.

Nall Hills Homes Association  
10025 Lamar  
Overland Park, KS 66207  
Phone: 913-642-8398  
Email: [web@nallhills.org](mailto:web@nallhills.org)  
Find us on Facebook, Twitter,  
and Nextdoor websites!



The Nall Hills Homes Association was formed in 1956 when the Nall Hills neighborhood first began construction. The size of the association has grown from 64 homes initially to the current 1264 homes. Nall Hills is thought 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 America Credit Union, the first Monday of each month at 7pm, to review general operations and neighborhood business.



Once again, we would like to thank The Community America Credit Union at 95th and Nall for donating meeting space for the monthly Nall Hills Board of Director meetings.

## Let's Keep In Touch...

We'd like to keep you as informed as possible with all things directly or indirectly concerning NHHA, particularly on occasions where we need to reach out to our homeowners in case of an emergency or late-breaking news, weather, or issues of interest to our residents.

Please send us your email address, so you're always just a click away, to:

**[nhha@att.net](mailto:nhha@att.net)**

We want to do everything we can to keep our residents aware of any issue—and let us know if we need to delete an old email address for you, too. Thanks!



Send us your email to stay informed of NHHA issues!

### Helpful Numbers—City of Overland Park:

Police: 913.895.6300 (non-emergency/after hours)

Bldg. Codes/Fence Permits: 913.895.6225

Neighborhood Complaints, Residential Property Services: 913.895.6270

You may also file a report online at [www.opkansas.org](http://www.opkansas.org) under the Residential Property Maintenance section.



## Our Homes, Our Neighborhood - Be a Good Neighbor

### Trees:

Many of the trees in Nall Hills are getting older, which results in more dead branches. These present a risk to homes, cars and people. Homeowners should assess this risk and have a licensed, insured service remove dead branches from their trees before they break off.

Any fallen limbs should be bundled in 4 foot sections and put out with the trash. Larger logs may be stacked for firewood or must be removed from the property.

### Trailers, recreational vehicles and boats:

The city of Overland Park has codes and restrictions regarding the parking of trailers, recreational vehicles and boats. Some of the Nall Hills residents use trailers for business and are not aware of the city codes regarding parking of these vehicles.

### Trash cans, lawn mowers and ladders:

Nall Hills Homes Association follows the codes established by the City of Overland Park regarding the exterior storage of items. Trash cans and lawn equipment must be stored "within a fully enclosed structure or screened from view from any street or neighboring property."

If you are unsure about proper code compliance or for more information on Municipal Codes, visit the city's website at [www.opkansas.org/resident-resources](http://www.opkansas.org/resident-resources) or contact Community Services at 913-895-6270.

### Monthly bulky item pickup:

Bulky items: The first week of every month, each homeowner is allowed ONE bulky item to be picked up on their trash day. Restrictions – no appliances and item must not be longer than 5 feet in length.

### Please be a good neighbor:

Do everything you can to maintain the beauty and safety of our neighborhood – let's keep Nall Hills beautiful. Please do everything you can to maintain the beauty and safety of our neighborhood, for residents and passersby alike—let's keep Nall Hills beautiful!

