



# Colony Woods News

July, 2005

*Bob Webber- (888-9636)*  
**President**

*Tom Thornbill (888-8749)*  
**Vice-President**

*Jerry Magliano (541-8764)*  
**Treasurer**

*Suzanne Sanders-(322-2244)*  
**Secretary**

## **Directors-at-Large**

*Mary Baker (541-1706)*  
*Kellie Dworkin (599-0544)*  
*Christine Benedict (492-9125)*

## **Committees**

**Architectural -**  
*John Miller (894-5232)*  
*Tim Devine (495-9546)*  
*Bob Del Popolo (888-2617)*

**Beautification-**  
*Linda Brisson (599-1658)*  
*Marilyn Ewing (888-9816)*

**Hospitality-**  
*Angeline Marshall (541-0055)*

**Mailing List—**  
*Jennifer Marsh (888-3626)*

**Newsletter—**  
*Dean Weishaar (894-0542)*

**Pool-**  
*David/Joy Cooper (492-7358)*

**Social—**  
*Jennifer Kuhn (894-4309)*

**Website-**  
*Tom Howe (888-5723)*

## **NOTES FROM THE TREASURER**

### **Jerry Magliano**

The CWA budget for 2005 is attached for your information. Dues income from all two hundred seventy two homeowners was budgeted at \$88,400. By the end of June, all dues including late and lien fees will have been collected. Additionally, \$1800 in dues that were in arrears for one residence since 1999, have been collected. All revenues are deposited in a Money Market Fund at Citizens Bank to realize maximum interest income and are transferred to a checking account to pay bills as required. At today's interest rates, we expect to earn about \$600 for the year. We have an additional Money Market Fund for the pool sinking fund. This fund currently has a balance of \$35,000 to cover major repairs that may be needed at the pool. For example, it was necessary to expend \$5,700 this year to repair the tile under the decking. Each year, \$5,000 is budgeted to replenish this fund to insure that we remain protected against the impact of any major pool related expenses.

The two major expense items in the budget are for trash and recycling pickup and pool operations and maintenance. Together, they account for over 75% of our annual expenditures. There are many smaller, but necessary, budget items which account for the remainder. Also, not reflected in the budget are the thousands of hours every year of volunteer work on common area landscape beautification, pool cleanup, newsletter and website production, hospitality and social committees and so on. The volunteer efforts of many of our neighbors not only give us a stronger sense of community, but, also eliminate thousands of dollars of additional expenses. This is a big reason our annual dues is so low given the quality environment in which we live. Be assured that the CWA Board closely scrutinizes all expenditures to ensure that they will enhance the appeal of our neighborhood and our property values.

As we approach the last half of this year, the CWA Board will be discussing the formulation of the 2006 budget. This is your budget and your input to this process is very important. Contact a Board member to voice your suggestions or to ask any questions. Feel free to contact me at 541-8764 if you have any questions about this year's budget or suggestions for next year.

A detailed account of the budget can be found on page 7 of this newsletter.

A big thank you goes out to Kevin Sanders and KP SANDERS PAINTING for painting the pool cabana and pump house. He did this at no cost

## A BIG THANK YOU!

to the Association other than the cost of materials. We estimate the cost of these services would have been approximately \$2,000 had we had to hire the work done. Another significant note of thanks goes to Bob Marshall, who worked very hard on this project when Kevin was under the weather and was instrumental in getting the work done before the official pool opening.

Also Thanks to Bob Webber for his work in resurfacing the Pool Parking lot. It's volunteer help like this that helps us stay within our projected Budget.

### TWO RESOLUTIONS PASSED AT RECENT BOARD OF DIRECTORS MEETING

At the June Board meeting, two resolutions were passed, one of which may affect plans you may have regarding home improvements.

Driveway Defined: "The purpose of a driveway is to gain entry into a garage and the width of the driveway should coincide with the number of garages on the property."

In effect, this resolution limits the widths of driveways making it inappropriate to pour a concrete pad in addition to the driveway.

Pool Temperature Defined: "The temperature of the swimming pool will be maintained throughout the pool season with a temperature recommended by the pool company."

Numerous complaints have been received about the temperature of the pool this year. This resolution makes a formal statement as to the Board's wishes regarding how warm the pool should be and recognizes the cost associated with heating the pool. A further suggestion was to research the cost of installing a temperature sensor and thermostat to further help maintain the temperature of the pool at reasonable levels. In the meantime, it was suggested that the pool heater be turned on over night to ensure that the pool does not lose warmth and is prepared for use when it opens in the morning.

## From the Desk of the Hospitality Chairman

### Welcome New Neighbors:

Sam and Mary Jo Espey and their son Ryan reside at 7919 Rosehill Road. Sam is a Specialized Registered Nurse at Province Medical Center and Mary Jo is the Funeral Director at Kansas City Funeral. As a pasttime, they enjoy camping. Ryan is a freshman at JCCO. They also have three adult children. They have two pets: Dolly, the three year old Yorkie and Teenie, a one year old Chihuahua .

Wayne and Louise Stark reside at 12721 W. 82nd Street . Wayne is employed at Owens Corning and Louise owns and operates Lou's Home Cleaning , a home based business. Both Wayne and Louise enjoy gardening and walking. They have two dogs, Shadow and Susie.

Joy Smith and her daughter Ashley reside at 12665 W 82nd Terr.. Joy is a stay at home mom . Joy is a collector of dolls and beanie babies In the fall, Ashley will attend SMNW as a Junior

## ...From the Social Committee

### Next LADIES NITE OUT

July 22<sup>th</sup> @ Theater in the Park "Singin' in the Rain" come join your friends and neighbors at this musical. We can meet at the pool and caravan, or if you have to meet us, we'll save some seats. Bring blankets or chairs and something cold to drink and a snack to share. Watch the signs.

August 26<sup>th</sup> – TGIF – Shawnee Station

We are planning another outing to All Fired Up to make ceramics in September. More to come on this outing

If you want to receive an e-mail reminder about the next LNO, please contact Diane Conway - [con5way@everestkc.net](mailto:con5way@everestkc.net) and she'll add you to her reminder list.

### CELEBRATE THE 4<sup>TH</sup> OF JULY

Come celebrate the 4<sup>th</sup> of July, Colony Woods Style!! This is a special celebration as this is the 30<sup>th</sup> Anniversary of the Colony Woods Homes Association. We will have newspaper coverage, visits from Lenexa Fire and Police Departments and other fun activities.

The Annual Parade from Matt Taylor Park will start at 12:00 starring our very own "Grill Team". The team will then be cooking brats, hotdogs and burgers for all. The social committee will supply beer, lemonade, water, buns, condiments, and chips..

\$5 for adults \$3 for kids under 5

Each neighbor is asked to bring a dish based on your last name: (Please no chips)

A-H – Salad/Fruit

I-P – Desserts

R-Z – Side dish, beans, potatoes, etc.

We also would like any active/retired military persons to join us in the parade.

**Let's make this a memorable 30<sup>th</sup> Anniversary Event !!**

The next social committee meeting has not been scheduled as yet, but watch for those announcements.



### Photos from the Recent "Colony Wood's Night with the T-Bones"



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# NOTES FROM THE PRESIDENT

## Complaints during June

The only complaint received this month had to do with a non operating vehicle maintained in the street. This was brought to the neighbor's attention and the situation was corrected immediately. Thank you!

City of Lenexa Cleanup Days Schedule – The following is a list of dumpster days:

Dumpster Days at Cottonwood      August 6 & 7 and October 7 & 8

This is a great opportunity to throw out the old to help improve the quality and appearance of your property and of our neighborhood.

## Colony Woods Board and Committees Positions

At the half way point in the year, it is time to start planning for next year. Please consider serving your community to be a worthwhile opportunity to serve. Various positions will be open on the Board and on various committees in 2006. What are your strengths and what can **you** bring to this great community in terms of leadership? **Begin thinking about it today.**

## Contacts with the City of Lenexa

This month I followed up with the City of Lenexa on the two topics noted in last month's newsletter. In response, it appears that weed control in the bricks and walls on 83<sup>rd</sup> Street has been handled. Thanks to Bill Nicks and Dick Phillip with the City of Lenexa. I also followed up with Ron Norris regarding installation of crosswalks at 80<sup>th</sup> and Rosehill and at Westgate and Rosehill to serve as crossing points for our children going to the pool and to improve safety on Rosehill. He did not respond to my email inquiry. Not good! For years, Bob Del Popolo attempted to achieve some degree of "traffic calming" on Rosehill Road. My further attempts have been met with the same apparent lip service from the City. If they are not going to do something, it would seem a simple denial would be in order. If you have an opinion about this, you can communicate these to the following email address: Ron Norris – [rmorris@ci.lenexa.ks.us](mailto:rmorris@ci.lenexa.ks.us).

## Garden Tour

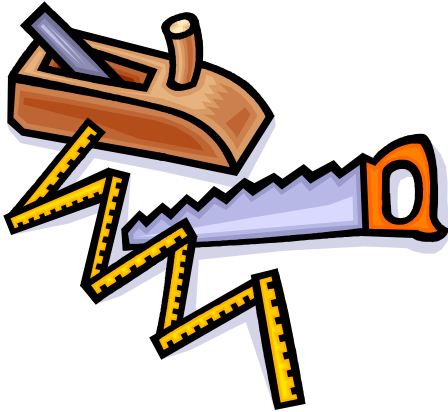
Because of a number of scheduling conflicts with the neighbors who initially volunteered to show their yards and gardens, the Garden Tour had to be canceled for this year. Hopefully, this will be reinstated in 2006.

## Maintenance of 83<sup>rd</sup> and 79<sup>th</sup> Street

Residents with property bordering on 83<sup>rd</sup> and 79<sup>th</sup> Streets are responsible for maintaining these areas including mowing and cultivating, as the case may be. It appears that some weed pulling may be in order behind some of the properties bordering on 83<sup>rd</sup> street. Please help us to maintain a pleasant appearance of the areas around our subdivision. For those just driving by, it can lead to a good or bad impression of Colony Woods which can mean improved values of our homes.

## What Is Happening with the Colony Woods Website?

The website is a useful tool to keep people informed of what is happening in Colony Woods and can also be useful to provide a medium for our residents to do business with one another. For this to happen, residents need to advertise. It is fast and easy. Secondly, residents need to browse these sights to see if something they are looking for is available within our own neighborhood. Baby sitting, lawn services, etc. are always in demand and this can be a great clearing house to match services available with the needs of our residents. Also, why go out of Colony Woods to find other services you need if one of our neighbors provides these services. Colony Woods business owners can advertise on the website and it's **free!** What is the address for our website? [www.ourcolonywoods.com](http://www.ourcolonywoods.com).



### CONSIDERING HOME IMPROVEMENT ??????

Summer is the time when we actually think we can get things done around our homes. When considering an exterior home improvement please remember to refer to the deed restrictions, which are available on the website, for all rules and regulations regarding exterior improvements. ALL projects are subject to architectural review, and the Association board does have the final vote on whether a project is acceptable. Please make sure to get approval before beginning an exterior project.

### Attention Aspiring Writers:

The CW Newsletter is searching for young adults in the neighborhood to write on-going articles for this newsletter. We are looking for stories about Neighborhood Students who excel in school, sports, band or any other activity. We have some outstanding talent with Colony Woods and it is time to showcase those achievements. If you are interested in writing articles about your fellow students, or if you have a spotlight citizen that you would like to showcase but don't want to write the article, please let me know. Send me an email at [deanweishaar@hotmail.com](mailto:deanweishaar@hotmail.com).



### Congratulations Graduates:

Melanie Bartels Langford and husband Gabe Langford both graduated from the University of South Alabama with Masters of Science in Biology. Both have been accepted into the Biomedical Sciences PhD program at the University of Nebraska.

### Neighborhood Classified:

**Babysitting and pet sitting** -- call Claire Shelley, 307-0645

**Dog Walking-** call Sami Brisson, 599-1658

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## **CWHA BOARD MEETING SUMMARY FOR JUNE 6, 2005**

**Website:** T. Howe reported that the website is stable, without many additions being made at this time. B. Webber requested that an article be placed in the newsletter regarding the use of the website for monthly advertising by residents. Residents may use the website for announcements, items for sale, babysitting services, dog walking, etc.

**Newsletter:** D. Weishaar reported that the number of residents currently receiving the newsletter via e-mail is up to around 80.

**Pool Committee:** B. Webber reported a break-in at the pool. A teenage resident and several friends were using the pool after hours. The parents of the teenager were notified and appropriate penalties were assessed.

B. Webber reported that no new pool furniture has been purchased in the past two years. Concern was indicated regarding the pool furniture not being replaced on a scheduled basis.

It was brought to the Board's attention that there have been several complaints regarding the temperature of the pool. It was noted that since we have a heated pool we should be able to swim comfortably throughout the pool season. A motion was made by S. Sanders that "The pool temperature should be maintained throughout the pool season with whatever temperature the pool management company recommends."

The motion unanimously carried.

J. Magliano recommended that the Pool Committee research what the cost would be to have a thermostat installed to regulate the pool temperature on an ongoing basis. A second idea was to have the pool lifeguards turn on the heater at night before they leave and turn it off in the morning. This would maintain the temperature at the desired levels for comfortable use of the pool in the mornings.

**Hospitality:** A. Marshall reported that there are currently 3 homes for sale in CW. Five homes have sold.

**Social Committee:** The next Social Committee meeting is scheduled for June 7<sup>th</sup> at Mary Bianculli's. This will be a planning meeting for the 4<sup>th</sup> of July parade/picnic.

B. Webber asked that J. Kuhn write an article for the July newsletter advertising the 30<sup>th</sup> Anniversary of CW that will be celebrated at the 4<sup>th</sup> of July parade/picnic.

**Beautification:** M. Ewing asked that a big thank you goes out to Denise Rawlings who has volunteered to take over the upkeep of the 79<sup>th</sup> Street entrance as well as 2 other islands.

**Architectural Review:** J. Miller reported that a resident has submitted a request to add a third driveway to their property. After a very lengthy discussion, and to establish a policy on driveways, a decision was made to define what a driveway should be in Colony Woods. A motion was made by J. Magliano stating that, "The purpose of a driveway is to gain entry into a garage and the width of the driveway should coincide with the number of garages on a property." The motion passed with 5 in favor and 2 abstentions. Therefore, the addition of a concrete pad adjacent to a driveway was not approved.

**Treasurer:** J. Magliano reported that he had received the settlement check from the sale of the Conrad property.

<b><u>COLONY WOODS 2005 BUDGET</u></b>		
CASH RECEIPTS		BUDGETED
	Dues Income - Current Year	\$ 88,400.00
	Dues Income - Late Fees	\$ 325.00
	Interest Income	\$ 600.00
	Miscellaneous Income	\$ 150.00
<b>TOTAL CASH RECEIPTS</b>		<b>\$ 89,475.00</b>
ACCT NUMBER	CASH DISBURSEMENTS	
501	Deffenbaugh Trash Service ***	\$ 35,695.00
	Pool Sinking Fund/Capital Improvement	\$ 5,000.00
505	Pool - Operating Contract	\$ 23,350.00
507	Pool - Maintenance	\$ 2,300.00
509	Pool - Fixtures, Furniture, and Equipment	\$ 1,750.00
511	Grounds - Landscape & Beautification	\$ 4,700.00
513	Grounds - Lawn Service	\$ 3,700.00
515	Grounds - Sign	\$ 150.00
517	Social Committee	\$ 1,500.00
519	Hospitality Committee	\$ 30.00
521	Utilities - Pool - Kansas Gas	\$ 1,000.00
523	Utilities - Pool - KC Power and Light	\$ 2,000.00
525	Utilities - Pool - SBC Telephone	\$ 350.00
527	Utilities - Pool - Water District 1	\$ 1,000.00
529	Utilities - Sign - All	\$ 850.00
531	Newsletter	\$ 1,520.00
533	Directory	\$ -
535	Insurance	\$ 2,300.00
537	Legal	\$ 1,000.00
539	Taxes	\$ 100.00
540	Website	\$ 510.00
541	Miscellaneous - Other	\$ 250.00
	Miscellaneous - Bank Service Charges	\$ 120.00
545	Miscellaneous - Postage and Supplies	\$ 300.00
<b>TOTAL CASH DISBURSEMENTS</b>		<b>\$ 89,475.00</b>

**Deliver to Current Resident or:**

We're on the Web  
[www.ourcolonywoods.com](http://www.ourcolonywoods.com)

## **Calendar of Events**

- July 4**      Annual Picnic and Barbeque (30th Anniversary)
- July 22**      Ladies Night Out
- August 6/7**    City of Lenexa Cleanup Weekend
- August 26**    Ladies Night Out