

# Colony Woods News

NOVEMBER, 2007

## ??HAVE YOU NOTICED WHAT IS HAPPENING IN COLONY WOODS??

Without a doubt, this has been the busiest autumn in many years for Colony Woods. Improvements to our subdivision are everywhere. Have you noticed?

Over the past several years, wear and tear has started to take its toll on your pool, pool facilities, and common areas. Your Board of Directors decided it was time for some long-term planning and repair to the pool's physical plant. In August, a committee of current and former pool chairpersons and interested residents was formed to study the need for improvements to the pool and to present recommendations to the Board.

**The Pool** - - The first major project was the installation of a new pool liner which is currently being installed. As part of this, broken concrete at the edge of pool has been replaced or repaired and a non slip coating is being applied all around the edge of the pool. Bids have been obtained to repair or replace other broken and settled concrete. A small addition to the pump house is also being considered for storage of chemicals used to sanitize the pool. The pump house is being completely re-plumbed to eliminate the slippery puddles just outside the pump room door. Updating of the cabana and pump house exterior and the restrooms are also in the planning stages. At some point we will need to turn our attention to the parking lot and curbs.

**Baby Pool** - - One major recommendation, accepted by the Board, is the elimination of the baby pool. For several years this pool has been problematic with keeping the water clean and the chemicals properly balanced. This year we closed the baby pool at mid-season because we could not ensure the safety of the pool. The plan is to fill in the pool and expand the pool sundeck to include this area. The costs to repair this pool would have been excessive given the amount of use the pool receives. Wrought iron fencing around the pool will be removed and used to repair some broken fencing along the parking lot.

**Grounds and Equipment** - - Other projects in the planning stages include replacement of the retaining walls inside and outside of the pool. Both are in a very deteriorating condition. Also, replacement of some of the older chaises and umbrellas, a new life-guard chair, and some other minor items are being planned.

Credit for all the hard work goes to your Board of Directors and Officers and the planning committee members Le-ann Bissonnette, Greg Conway, Joy Cooper, Mike Ferguson, Terry Anderson, and Bob Webber.

**Beautification Issues** - - In addition to the pool, renovation has also begun on the 24 island/entrance areas in Colony Woods. New soil and seed has been installed on all the islands and at the entrances. Also, old and dead plants have been removed and new plants have been planted. New photocell timers have been installed at the entrances and permanent timers have been installed for our Christmas lighting (to cure the problem of stolen timers each year). Bob Webber and Linda Brisson have spent many hours analyzing and finalizing this project. Completion is scheduled for the first part of November. Also planned for the future is the pruning of all trees on the islands.

Again, a big thank you goes out to our Officers and Directors for their foresight and hard work in getting these projects planned, started, and accomplished.

## BOARD OF DIRECTORS

Kevin Sanders President	322-2244
Scott Parker Vice-President	322-3409
Glen Quackenbush Treasurer	888-9454
Mary Baker Secretary	541-1706
Jane Williams Director-at-Large	438-1633
Linda Brisson Director-at-Large	599-1658
Greg Conway Director-at-Large	541-0042

## COMMITTEES:

- **Architectural**—  
*John Miller (894-5232)*
- **Beautification** -  
*Linda Brisson (599-1658)*  
*Marilyn Ewing (888-9816)*  
*Bob Webber (888-9636)*
- **Hospitality**-  
*Donna Linderer (492-5268)*
- **Pool**  
*L. Bissonnette (766-0746)*
- **Newsletter** -  
*Dean Weishaar (894-0542)*
- **Social**  
*Jen Runyan (307-0101)*  
*Suzanne Sanders (322-2244)*
- **Website** -  
*Tom Howe (888-5723)*

## Important Home Association Declaration

The Colony Woods Board of Directors has voted to present the following Amendments to the Homes Association Declaration, which can be accessed through the Colony Woods website. In order to pass, these Amendments must receive the affirmative vote of 2/3 of the homeowners in the entire neighborhood, so we need EVERYONE to vote.

### **AMENDMENT:**

SECTION 6. POWER AND DUTIES OF THE ASSOCIATION, subsection (1) shall be deleted in its entirety and replaced with the following:

*(1) To enforce, either in its own name or in the name of any owner within the district, any or all building restrictions which may have been heretofore or may hereafter be imposed upon any of the land in such district, either in the form as originally placed thereon or as modified subsequently thereto; provided, however, that this right of enforcement shall not serve to prevent such changes, releases or modifications of restrictions or reservations being made by the parties having the right to make such changes, releases or modifications as are permissible in the deeds, declarations or contracts in which such restrictions and reservations are set forth, nor shall it serve to prevent the assignment of those rights by the proper parties, wherever and whenever such rights of assignment exist. **The prevailing party's expenses and costs, including reasonable attorney's fees, in any enforcement proceedings shall be paid by the non-prevailing party.** Nothing herein contained shall be deemed or construed to prevent any owner having the contractual right to do so from enforcing in his own name any such restrictions. **Notwithstanding any other restriction on powers and duties set forth in this Declaration, or in the Refiled Declaration of Restrictions of Colony Woods, the powers and duties of the Association to enforce any or all building restrictions as set forth in this Section 6(1) shall not be limited to the time preceding completion of any building erection, placement, or alteration to property that has not been properly submitted to the Architectural Control Committee for approval pursuant to Section VII of the Refiled Declaration of Restrictions entered on June 5, 1975.***

This amendment will allow the Colony Woods Homeowner's Association to recover the attorney's fees expended from the general fund of the Association when it prevails in any legal action commenced in the name of the Association to enforce the neighborhood's restrictions. It also will allow a court of competent jurisdiction to find that, if a party does not appropriately submit its request for a building erection, placement, or alteration to property to the Architectural Control Committee, and the party then violates a restriction, the Colony Woods Homeowner's Association retains the right to sue to enforce the restrictions, regardless of whether or not the erection, placement, or alteration is complete.

The first opportunity to vote on this Amendment will take place at the Holiday Social on December 1, 2007. Thereafter, a ballot will be mailed to all homeowners along with the 2008 Dues Assessment letter. If you have any questions, concerns, or comments on the above Amendment, please feel free to contact any Board member.

## Social Committee News

Our first ever Oktoberfest was held at the pool on October 13<sup>th</sup>. We had approximately 50 people in attendance and it was a great time!! Thanks to Abby McIniry and Nancy Stone for coordinating this terrific event!! The food was fabulous! (Thanks to Sam Dworkin for the awesome brats!) Everyone was singing along with Brion Leftwich, our awesome entertainer!!



### Upcoming Events

Ladies Night Out is the last Thursday of the month!

Join us at 6pm on Thursday, November 29<sup>th</sup> at All Fired Up  
7915 Santa Fe Drive, Overland Park, KS

Paint some great pottery, bring an appetizer to share and have a great time with the ladies of Colony Woods.

### Colony Woods Annual Board Election/Holiday Wine Social

Saturday, December 1<sup>st</sup> 7pm at the homes of

Kevin and Suzanne Sanders

Frank and Patti Ballard

Dean and Stefanie Weishaar

Watch for your invitations in the mail

Notify Jen Runyan or Suzanne Sanders if you do not receive an invite!

### Donuts with Santa

Saturday, December 8<sup>th</sup> at Matt Taylor Park 10 am

Bring you cameras and join with your neighbors as we welcome Santa and his Elf!

Donuts, Juice and Coffee provided by your Social Committee

Next Social Committee Meeting 11/8/07 at Suzanne Sanders home

12603 W 81<sup>st</sup> Terrace

**Colony Woods Homeowners Association  
Board Meeting  
October 8, 2007**

CW President, Kevin Sanders, called the CW Board meeting to order on October 8, 2007 at approximately 7:00 p.m.

Board and Committee members present were M. Baker, L. Bissonnette, G. Conway, G. Quackenbush, S. Parker, K. Sanders, B. Webber and J. Williams

***Committee Reports***

**Architectural Review:**

K. Sanders reported that the CW attorney continues legal work on the unapproved roof at 12641 W. 82<sup>nd</sup> Street. Nothing new to report

**Beautification:**

B. Webber reported that he is working closely with Top Care, Inc. on quality of island renovation and adhering to their agreement. After reviewing the Top Care contract for 2008, the Board suggested a few minor changes. B. Webber will work with Top Care on those changes. Bob purchased materials to install a photo sensor light for holiday decorations both 83<sup>rd</sup> and 79<sup>th</sup> street entrances as well as a timers for exterior lighting around cabana.

**Hospitality:**

D. Linderer continues to reach out to new homeowners. Anyone new to the neighborhood should call Donna at 492-5268. Please see the CW Newsletter for new neighbor information.

**Newsletter:**

Nothing new to report

**Pool Committee:**

Greg Conway reported:

A team was formed to develop 3-5 year plans to improve the condition and appearance of the swimming pool. The members of that team are:

Le-Ann Bissonnette, Joy Cooper, Terry Anderson, Bob Webber, Mike Ferguson, Greg Conway and Kevin Sanders

The team is still gathering bids and other cost information and should have a more comprehensive report at the next board meeting. The following provides a status on the different areas under consideration:

**Pool Liner**

A contract was approved and consummated with Mid-American Pool Renovation to replace the fiberglass liner, repair the coping edge (2-3 feet edge around the pool) and put a cool deck coating on the coping edge. The contract is \$21,780 payable with half due on Oct 1 and the other half due on Feb.1. Construction has commenced.

**Baby Pool**

The CW Pool team will be recommending that we close the baby pool and utilize that space to expand the deck seating area and possibly provide shade and/or an area for barbeque grills. The cost of cementing over the pool will be included in our deck improvements.

**Deck improvements**

The CW Pool team is looking at the following possibilities

- Replace uneven decking with new concrete including baby pool - cost tbd, would likely apply a stain coating to refresh the deck with volunteers.
- Apply coating over entire deck - cost approximately \$13K including baby pool.
- Replace entire deck - cost tbd

**Building improvements**

- Repair bottom shingles and paint/stain both building - cost tbd
- Build attached storage closet next to pump house - cost tbd
- Replace carpeting and install water heater in cabana - cost considered part of normal maintenance

**Pumps and plumbing**

Replace inside plumbing, seals and possibly one of the pumps - cost tbd but expected to fall in normal maintenance

**Pool Company Contract renewal**

KC Pool Company said there will be nominal inflationary increase and should have the 2008 contract this week.

**Retaining walls**

- Exterior wall \$11k-\$12k if done this year
- Interior wall estimated at \$4K-\$6K

**Other**

Considering surveillance system

Need to consider replacing the roof in the next 5 years

New umbrellas needed

Considering awning for more shade in the baby pool area

Considering drain to alleviate standing water, but expect plumbing repairs to fix this problem

**Social Committee:**

See the newsletter for details on all social events.

**Treasurers:**

Glen Quackenbush reported that at the November CW Board meeting a 2008 budget will be reviewed and considered for approval. Anyone interested in seeing the treasurer's report should contact Glen.

**Website:**

Nothing new to report

**Other Business:** After a lengthy discussion regarding the enforcement of the CW Association Bylaws and Restrictions, it was agreed that Jane Williams will review the documents and present the Board with a proposal to bring these documents up to date

## Calendar of Events:

**October 13**

**Oktoberfest**

**November 29**

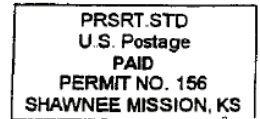
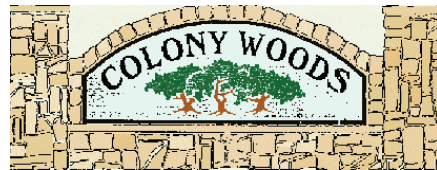
**Ladies Night Out**

**December 1**

**Holiday Social**

**December 8**

**Santa visits C.W.**



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

**Deliver to Current Resident or:**