

# Colony Woods News

## FROM THE COLONY WOODS TREASURER

Please let me introduce myself. I am your neighbor Glen Quackenbush. My wife Sherry and I have been residents of Colony Woods since 1979. A year ago I accepted the challenge of acting as treasurer for Colony Woods and have found that our neighbors who serve on the Board of Directors and various committees do a diligent and competent service for all of us.

Recently you should have received a bill for the 2008 homeowner's dues and in case you did not notice, they increased \$45 to a level of \$385. The dues covers trash pickup, pool expenses, beautification and upkeep of common areas such as islands and entrances, this newsletter, and many other expenses. Needless to say, the Board of Directors spent a lot of time looking for alternatives to raising the dues. The big change in expenses involves the pool. This last year the pool showed its age with the water heater dying and the pool had to be drained and patched to get it through the swim season. The pool liner had to be replaced this fall and the costs were over \$25,000. A committee of homeowners was formed to establish a long-term plan for the pool. They found that plumbing, buildings, retaining walls, fences, and other items needed to be repaired or replaced within the next 3-4 years. Previous boards had built a \$35,000 sinking fund for pool repairs and we have \$14,000 of that left. The board is reluctant to dip any further into that fund because it is insurance against future surprises.

Some people have commented to me that they do not use the pool and do not see a reason to pay for it. I understand this reasoning because I doubt that my family has used the pool more than 10 times in the last 20 years. The fact is that an attractive neighborhood pool, attractive neighborhood entrances, and well kept up islands increase home values. An unscientific observation is that subdivisions that either have a weak homes association or an inactive homes association are not seeing their homes appreciate as rapidly as Colony Woods homes. Another fact, but totally irrelevant, is that even with this year's increase our dues are believed to be well below those of most homes associations. I think this reflects the hard work of previous boards in keeping our dues reasonable.

This article can not address the entire budget, but I am more than happy to take questions. The board treats the budget as your money and not as the board's money. Because it is your money both the budget and expenditures are available to any homeowner in Colony Woods. The dues can be paid anytime before February 1 without penalty. I am authorized by the board to make confidential accommodations to any homeowner who has financial difficulty, so please feel free to contact me and we will find a solution.

Sincerely,  
Glen Quackenbush (888-9454)

## BOARD OF DIRECTORS

Kevin Sanders President	322-2244
Tony Corporon Vice-President	544-2652
Glen Quackenbush Treasurer	888-9454
Jane Williams Secretary	438-1633
Marilyn Ewing Director-at-Large	888-9816
Linda Brisson Director-at-Large	599-1658
Greg Conway Director-at-Large	541-0042

## COMMITTEES:

- **Architectural**—  
*John Miller (894-5232)*
- **Beautification** -  
*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)*

**Colony Woods Homeowners Association  
Board Meeting  
December 10, 2007**

CW President, Kevin Sanders, called the CW Board meeting to order on December 10, 2007 at approximately 7:30 p.m.

Board and Committee members present were M. Baker, L. Brisson, G. Conway, G. Quackenbush, K. Sanders, B. Webber, D. Weishaar, and J. Williams. Newly elected 2008 vice president, T. Corporon was also in attendance.

**Board Members for 2008**

Kevin Sanders, President  
Tony Corporon, Vice President  
Jane Williams, Secretary  
Glen Quackenbush, Treasurer  
Greg Conway, Director at Large  
Linda Brisson, Director at Large  
Marilyn Ewing, Director at Large

A motion was made and seconded to approve the November 2007 minutes as written. Motion approved.

***Committee Reports***

**Architectural Review:**

Nothing new to report.

**Beautification:**

B. Webber provided the secretary with the signed 2008 Top Care, Inc. agreement. Otherwise, there was nothing new to report. T. Corporon indicated that the State Department of Wildlife (County Extension Office) and/or the City of Lenexa will remove diseased Pine trees at no cost or at a minimal cost. Bob is going to look into to this.

**Hospitality:**

Nothing new to report. Anyone new to the neighborhood should call Donna at 492-5268. Please see the CW Newsletter for new neighbor information.

**Newsletter:**

D. Weishaar reported that there is nothing new to report.

**Pool Committee:**

After a lengthy discussion and some compromises, a motion was made, seconded to approve the 2008 Pool Enhancement and Maintenance recommendations as follows:

- Refurbish pool plumbing and pumps
- Repair uneven concrete, fill baby pool, add storage on pump house
- Repair and paint both buildings
- Stain Entire Deck (volunteers)
- Repair Fence (volunteers)

**Social Committee:**

A special thanks to the Social Committee for all their hard work on a successful Annual Homes Association Meeting and the Progressive Holiday Social. Please watch the newsletter for the next social events.

**Treasurers:**

G. Quackenbush presented a proposed 2008 budget. After a lengthy discussion and some compromises, a motion was made, seconded, and approved to accept the adjusted budget. Anyone interested in seeing or discussing the budget should contact Glen.

After much discussion, a motion was made and seconded to set the 2008 CW dues at \$385.00 per household.

**Website:**

Nothing new to report

**Other Business:**

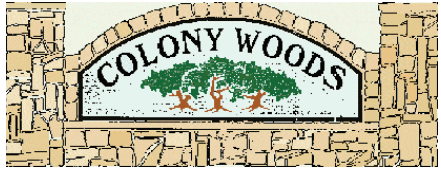
A ballot for the proposed amendment to the Colony Woods Homes Association Declaration will be mailed with the annual dues statement. Each household is asked to complete a ballot and return it with the dues payment. An explanation of the proposed amendment and voting instructions will be included with the ballot.

**Directory Correction:**

**Laura Reese's telephone number was listed incorrectly in the recent Colony Woods Directory. Please note that her correct phone number is (913) 963-7798**

# Calendar of Events:

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



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