
WEST NEWS

An Official Publication of the Shadywood West Homeowners' Association

April 2009

Welcome our new SWW neighbors

By Becky Stauffer

Please welcome these families who have moved into Shadywood West since our fall newsletter.

Russ and Kristie Dyer
Virginia Grace
3502 Stonybrook Drive, 273-1488
kmdyer@hotmail.com

Michael Rhinehart
3507 Stonybrook
moving in after May15

BLOCK CAPTAIN NEWS

It is with sadness that we say goodbye to the Wurms who are moving to Lawrence. Charlie has faithfully served as the Block Captain for North Stonybrook Dr. for several years and is much appreciated. Charlie and Janine are frequently out in the neighborhood with their little white dog Sophie; take the opportunity to wish them well. Lois Wages has agreed to be the new Block Captain for the street. Thank you, Lois for volunteering to take over the position.

Annual meeting of Shadywood West Homeowners' Association

**7:30 PM, Thursday, April 30, 2009
Prince of Peace Church**

7:30 PM: Business Meeting Agenda

Introductions

Call to Order

Establishment of Quorum (10% of paid members)

Adoption of Agenda*

Approval of October 22, 2008 meeting minutes

Committee updates

Old Business:

Restrictions on siding

Dinner Club

New Business:

Update and discussion on coyotes

Possible discussion on replacement secretary

Nominating committee for VP and treasurer

Other issues as they are presented

*If we have guest presenters/speakers, as a courtesy the President would like to reserve the right for them to speak early in the meeting so they can depart.

SHADYWOOD WEST HOMEOWNERS' ASSN

Officers

President: George Webb
6024 SW 37th St., 273-0840
Vice President: Dave Holthaus
3636 SW Stonybrook Drive, 272-6124
Secretary: OPEN
Treasurer: Mark Burghart
6000 SW 34th Terrace, 273-3822

Committee Chairs

Architecture: Tom Ballou
3347 SW Alameda Dr, 271-9330
Directory: Becky Stauffer
3418 SW Alameda Dr, 273-4455
Grounds: Cyd Schmidt
3617 SW Stonybrook Dr, 272-3606
Webmaster: Matt Harader
6102 SW 34th Terr., 783-2854

Block Captains

Wanamaker Road: Linda Ives
3339 SW Wanamaker Rd, 271-9246
East 34th Terrace: Rosilyn Martin
6026 SW 34th Terr, 273-9832
Brandywine Court: Pam Oroke
3443 Brandywine Ct, 228-1050
West 34th Terrace: Sandy Kirk
6216 SW 34th Terr., 228-1287
North Alameda Dr.: Tom Ballou
3347 SW Alameda Dr, 271-9330
Mid Alameda Drive: Mary Kopp
3419 Alameda Dr, 213-0520
South Alameda Drive: Sue Meyer
3513 SW Alameda Dr, 228-2489
No. Stonybrook Dr: Lois Wages
3518 SW Stonybrook Dr, 272-8694
South Stonybrook Dr.: Julie Pope
3644 SW Stonybrook Dr, 271-0711
Stonybrook Ct.: Norma Schroeder
6014 SW Stonybrook Ct, 273-3985
36th Street: Lisa Stubbs
6026 SW 36th St, 272-6103
36th Street Court: Brenda Forster
6018 SW 36th Court, 271-9155
37th Street: Rita Webb
6024 SW 37th St., 273-0840

President's Comments

By George Webb

SWWHA President's Comments (Spring 2009):

Well neighbors, Old Man Winter wasn't as bad as he's been before, but I'm glad to send him off, anyway. Spring has come to Shadywood, and with it our semi-annual meeting (April 30th at 7:30 PM). Please attend, because we have some important issues to discuss.

First, we welcome two new officers (directors, we call them) to our board: Dave Holthaus as vice president and Mark Burghart as treasurer. By our new by-laws, you elected them to serve one-year terms the first time out, which was our means of staggering officer elections. They will be eligible for reelection this fall for two-year terms, and I hope they are willing to continue. You'll hear more about a nominating committee. Meanwhile, I'd like to give a hearty thanks to Edith Bronson and Greg Huseh, outgoing VP and treasurer.

Secretary Mary Torrence and I were to serve two-year terms beginning last fall, again as part of the great staggering plan. It was a great system, but Mary has just moved out of the neighborhood. If anyone would like to serve as secretary, please let me or one of the other board members know. The pay's not great, but you'll meet nice people.

During last fall's association meeting, we discussed whether or not the association should develop rules or restrictions on siding. Current restrictions have no provisions on what is appropriate – or inappropriate – siding, but a number of homes in SWW are of the age for this to be an issue. It was determined that we should appoint a committee to consider this situation and make recommendations on what we should do. I've asked Jake Ediger to take the helm, and he is supported by Harold Ramsey and Robert Hansen. They will offer us their thoughts on April 30th. If there is consideration for new restrictions, we will have to hold a neighborhood vote.

Many of you are aware that we have coyotes on the fringes of the neighborhood and that the SWW board is considering options. I asked Tom Ballou to gather information on coyotes, since he lives adjacent to the dam area where many of them live. Tom will discuss his findings at the spring meeting, and he is trying to get some professional speakers who can talk about coyotes in urban areas. We already have some feedback

from our neighbors with an interesting mix: some people are quite concerned for the safety of children and pets, while others see the coyotes as nature's creatures that we can't fully control or eradicate, anyway. I thank everyone who has sent an email or other note; those are very helpful. Meanwhile – be aware that they are out, especially at night, and take appropriate precautions with small pets and children. Coyotes can jump some pretty high fences, but of course, electronic fences are not obstacles at all.

I can't pass up the opportunity to again thank Cyd Schmidt, Tom Ballou, Becky Stauffer, and Matt Harader who serve in important positions as committee chairs, as well as Bridget Wood who heads the dinner club. They always can use help in their endeavors, so give them a call and offer some assistance. Thanks to them, and thanks to all of our neighbors who help keep Shadywood West a great place to live.

I received a call this evening asking when the SWW yard sale is. I responded that while we've flirted with this notion before, we've never had an organized SWW yard sale, particularly to the level of Lake Sherwood's. But that doesn't mean we can't; we just need a date and someone who could help with advertising and whatever coordination the city might require.

Final note – our dues run from October through September. That can be a little awkward to remember, but we do have some folks who may have overlooked the timing of our fiscal year. If you know or think you may be delinquent or just can't remember, give Mark Burghart a call. Otherwise, he'll be sending out "reminder" letters soon. See you on April 30th.

George Webb
SWWHA President

TREASURER'S UPDATE

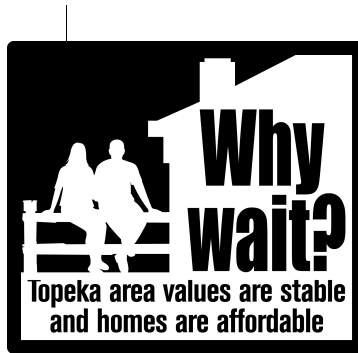
by Mark A. Burghart

As of March 31, 2009, the Shadywood West Homeowners Association has a balance of \$34,330.38 in checking and savings. Association dues are used principally to fund the mowing of common areas, the maintenance of the roundabouts and utilities.

Maybe it's a sign of the times, but the payment of annual dues this year has been somewhat slower than in past years. An email reminder notice will soon be sent to those members who have not paid their dues for the period October 1, 2008 – September 30, 2009. Payments by the April 30, 2009 meeting would be greatly appreciated. Thanks to all who have already paid. Please feel free to call me if you have any questions regarding your pay status.

Checks should be made payable to:

Shadywood West Homeowners Association, Inc.
Mark A. Burghart, Treasurer
6000 SW 34th Terrace
Topeka, KS 66614
(785)273-3822



Submitted by Becky S. Burghart

“*Topeka home values are Stable and Homes are Affordable*” is the new message being broadcast throughout the Topeka area by local Realtors®, the Topeka Area Association of Realtors®, media and lending institutions.

While in 2008 some declines in home sales were reported we also saw similar decreases in the number of homes for sale. Homes sold were in excess of 96% of list price with an average selling price of \$113,463. As for the first quarter of 2009, the market remains similar to the end of 2008, but we did see an increase in the average selling price. These statistics obviously do not reflect the national home selling trends.

How are the Shadywood West neighborhood home sales? Shadywood West continues to be a very desirable neighborhood and property values are stable. We currently have 3 homes for sale, and 2 homes under contracts. Homes in our neighborhood typically sell quickly when they are priced according to market value, have updated décor, modern floor plans and are well maintained. Fortunately, Shadywood West has not seen any homes in depressed sales situations which can affect all home values negatively in a neighborhood. If you are considering buying or selling real estate, now is a great time with interest rates dipping below 5%, the stimulus incentives for first time homebuyers and the improvements in our economy.



Keys Found: We found a set of keys (1 car key and 2 small keys) on a key chain. It was found in the street in front of our house at 6000 SW 34th Terrace. We are at the corner of Wanamaker & 34th Terrace, or call 273.3822.
Thanks, Becky Burghart

Dinner Club

If you are on the schedule to host a neighborhood spring dinner club, please contact your other members. This is always fun and a good way to meet new folks. Thanks again to Bridget Woods for organizing the dinner club.

The Growing Season

By Cyd Schmidt, Groundskeeper

The dandelions are sprouting, the grass is green...yep Spring is here! With Spring comes barbecues, graduations, picnics, and yardwork! As your volunteer groundskeeper, I will be doing my best to keep the common areas looking their best. As usual, I would encourage you to help out by picking up wayward trash and keeping trees trimmed back that are near the sidewalks.

This will be my last year as the SWW groundskeeper. I am looking for a replacement(s) starting in the spring of 2010. Being in this position gives one an excellent chance to work on organizational skills, meet some awesome neighbors, learn about horticulture, and work on one's tan! Please call if you are interested in this, or you have any other concerns for me.

Thank you to whoever replaced the fence boards on the 34th Terrace common area!

That's the spirit!

Enjoy the growing season!

Again, **feel free to call me at 272-3606** with suggestions or ideas. Thanks for your help!

Architecture Committee

By Tom Ballou

The topic for the spring is Coyotes. They are here and we are here.

The short story is that if you feed the birds, the rodents will come to eat the cast off seeds. The coyotes will come to eat the rodents. They may eat the cats and small dogs that "compete" for "their" food.

If you see coyotes, scare them off. If you corner them they will attack as a defense. If one or some of them are eliminated, the remaining will reproduce more due to increased food and decreased pressure to compete for it. Removal will be expensive and largely ineffective. We will discuss the subject more and will try to have a spokesperson from Wildlife Fish and Game and/or KSU to speak on the subject.

The other issue is the requests for new siding materials information. More news later. Hope to see you there. Thanks. Tom Ballou 785-554-7723



Minutes: Shadywood West Homeowners Association, October 22, 2008

Hy Vee Food Store, 2951 SW Wanamaker Road

President George Webb called the meeting to order at 7:40 p.m. and declared a quorum to be present. Lisa Stubbs moved that the agenda be approved. Dave Holthaus seconded the motion. The motion was adopted.

Bill Nace moved that the minutes of the April 24, 2008, meeting be approved. The motion was seconded by Bob Washatka. The motion was adopted.

Old Business:

President George Webb commented on the new Kansas statute which does not allow homeowners associations to prohibit the display of political yard signs less than six square feet during a period from 45 before an election until two days after the election. He also talked about concerns relating to speeders on 37th Street. He and Clarence Smith are working with the city and asked other members of the association to call the city to express their concern as well.

Committee Reports:

George Webb gave the treasurer's report in the absence of Greg Huseth. George briefly reviewed the financial condition of the association, which is generally good.

George Webb gave the report of the Architecture Committee in the absence of the chair, Tom Ballou. George discussed the need for standards for the types of siding that are acceptable for homes in the subdivision.

Cyd Schmidt, Chair of the Grounds Committee, reported that the in ground sprinklers maintained by the association are deteriorating. She also talked about replacement of light fixtures on association property. Next year she plans to hire someone on an hourly basis to help with upkeep of the common areas. Robert Hansen commented on the need for work on the entrances to the subdivision. He would like to see something done to light the subdivision signs and would like the brush cut back from the Wanamaker entrance. Clarence Smith also talked about trimming the trees around the 37th Street entrance. Cyd said she would work to resolve these concerns. Errol Williams expressed concern about drainage problems along the north end of the subdivision. George, Cyd and Errol agreed to get together to talk about the problem.

Becky Stauffer, Chair of the Block Captains, reported that the 2009 neighborhood directory should be ready for distribution in December or January. (continued on page 7)

New Business:

Adoption of Budget. George Webb presented the 2008/2009 association budget. He suggested that the budget be amended to allow any additional money needed for taxes and website expenses. Robert Hansen moved that the amended budget be approved. Matt Harader seconded the motion. The motion passed.

Election of Directors. Lisa Stubbs moved that the slate of directors be accepted. Becky Burghart seconded the motion. The motion passed by acclamation.

Miscellaneous Items. Mariana Nothern suggested that the association prohibit installation of any siding that does not have approval of the entire board. George suggested that a committee consisting of Jake Ediger, Harold Ramsey and Robert Hansen review and make recommendations regarding the siding issue.

Robert Hansen suggested an annual work day when all homeowners are asked to help in cleaning up the common areas and making any needed repairs.

There was discussion of the location of the next meeting. Prince of Peace Lutheran Church is now asking for a \$50 donation and Wanamaker Woods Church of the Nazarine asks for a \$100 donation. Several alternatives were discussed but no location was set.

The meeting was adjourned at 8:25 p.m.

Mary Torrence, Secretary

Lisa Stubbs Runs for City Council District #7 Seat

We are proud of Lisa Stubbs for stepping up to the plate and running for the City Council #7 Seat. As you know, Lisa's bid fell 1 vote short, this proves that every vote really does count.

Anytime we have a member of the Shadywood West community, of either party, run to represent us, we should be grateful.

Lisa, we appreciate your efforts, and great display of positive campaigning! The Shadywood West community appreciates your involvement in the civic process!



**Annual meeting of
Shadywood West Homeowner's Association**

7:30 PM, Thursday, April 30, 2009

Prince of Peace Church

Shadywood West News is your newsletter, published spring and fall before meetings.

West News, April 2009

Dave Holthaus, Editor
3636 SW Stonybrook Drive
Topeka, Kansas 66614
