

---

---

# WEST NEWS

An Official Publication of the Shadywood West Homeowners' Association

October 2011

---

---

## *Welcome our new SWW neighbors*

Please welcome these families who have moved into the neighborhood.

Dave and Kathy Hart  
3510 SW Alameda Dr.  
350-2308  
[kahart1141@att.net](mailto:kahart1141@att.net)

Shawn and Andi Beach  
son Ivan  
3450 Brandywine Ct.  
256-0627  
[beach98@gmail.com](mailto:beach98@gmail.com)

Aaron and Hollie Meek  
Children: Thomas, Will and Leah  
6028 Stonybrook Ct.  
228-2038  
[holliemEEK@gmail.com](mailto:holliemEEK@gmail.com)

Harry & Martha Bishop  
3653 SW Stonybrook  
379-1874

### **Block Captain News**

Sadly we say goodbye to Janice and Philip Magathan who are leaving Shadywood West. Thank you Janice for being a Block Captain for North Alameda Drive. Your service is much appreciated. We are grateful to Connie Pitman who has agreed to be the Block Captain for that area.

## Annual meeting of Shadywood West Homeowners' Association

**6:00 PM, Sunday, October 16th, 2011**  
**HyVee Meeting Room**  
**(Upstairs)**

### **Business Meeting Agenda**

Introductions

Call to Order

Establishment of a quorum (10% of members entitled to vote)

Adoption of Agenda \*

Approval of previous minutes as distributed

### Committee Updates:

- President's Comments
- Treasurer's report/budget
- Secretary's report
- Social Committee report
- Architecture Committee Chair report
- Grounds Committee report
- Senior Block Captain/Directory report

### Old Business:

### New Business:

- Nominating committee discussion
- Other business from the floor

\*The president reserves the right to change the order as a courtesy in the event there are guest speakers.

[www.shadywoodwest.org](http://www.shadywoodwest.org)

# SHADYWOOD WEST HOMEOWNERS' ASSN

## Officers

**President:** Lisa Stubbs  
6026 SW 36<sup>th</sup> Street, 272-6103  
**Vice President:** Tim Gerhardt  
6040 SW 37<sup>th</sup> Street, 273-5939  
**Secretary:** Leslie Conrow  
6031 SW 36<sup>th</sup> Street, 272-1458  
**Treasurer:** Mark Burghart  
6000 SW 34<sup>th</sup> Terrace, 273-3822

## Committees

**Architecture:** Bill Haag, Jim Schroeder, Jake Ediger, Jane Fowler  
**Directory:** Becky Stauffer  
**Grounds:** Jane Fowler, Errol Williams Don Catron, Dave Holthaus, Jeff Sorrenson, Joe & Pam Foremann, Susan Webber  
**Webmaster:** Matt Harader

## Block Captains

**Wanamaker Road:** Linda Ives  
3339 SW Wanamaker Rd, 271-9246  
**East 34<sup>th</sup> Terrace:** Rosilyn Martin  
6026 SW 34<sup>th</sup> Terrace, 273-9832  
**Brandywine Ct:** Pam Oroke  
3443 Brandywine Ct, 228-1050  
**West 34<sup>th</sup> Terrace:** Sandy Kirk  
6216 SW 34<sup>th</sup> Terrace, 228-1287  
**North Alameda Dr.:** Connie Pitman  
3325 SW Alameda Dr, 273-1388  
**Mid Alameda Dr:** Mary Kopp  
3419 Alameda Dr, 213-0520  
**South Alameda Dr:** 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  
**36<sup>th</sup> Street:** Lisa Stubbs  
6026 SW 36<sup>th</sup> St, 272-6103  
**36<sup>TH</sup> Street Ct:** Brenda Forster  
6018 SW 36<sup>th</sup> Court, 271-9155  
**37<sup>th</sup> Street:** Rita Webb  
6024 SW 37<sup>th</sup> St., 273-0840

# President's Comments

*By Lisa Stubbs*

2011 is fast winding down and I wanted to take this opportunity to thank all of our wonderful volunteers that help make our SWW Homeowners Association run smoothly and those who have helped with the many activities that have been offered in our neighborhood this year. I am encouraged by the resurgence of activities like the Easter egg hunt, neighborhood garage sale, 4<sup>th</sup> of July parade and the upcoming holiday event at the Top of the Tower. Additionally, we have had several new activities like the recycling drive and a breakfast group. Thanks to everyone for their hard work!

We try our best to keep everyone informed by using our Shadywood West web site, an annual Neighborhood Directory, the bi-annual newsletter and emails with timely reminders and alerts. Again, thanks to everyone who helped!

Just a couple areas that will be very important to everyone as we continue our neighborhood's reputation as a great place to live- we will be planning several improvements to landscaped areas, so plan to attend the Oct. annual meeting for details.

Also, our Architecture committee is looking to make suggestions for a long overdue updating of our covenant restrictions that would take into consideration the many new material types that are currently being used for home repair and improvement. Many of these materials were not available when our restrictions were first written. We will keep everyone posted as details come forward and make sure that you have an opportunity to express your thoughts.

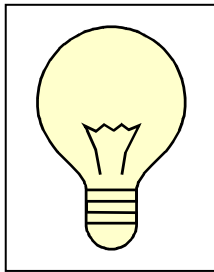
Lastly, I want to encourage everyone to make sure that you replace your yard light bulbs on a regular basis. As you may have read in the newspaper, Topeka has experienced several home burglaries in the form of home invasions. The best thing you can do to protect yourself and your neighbors is to make sure that your home is well lit at night. On a recent evening walk through our neighborhood, I noticed at least 7-8 homes with the front light out. Please help us make our neighborhood as safe as possible by replacing all burned out light bulbs immediately. Thank you to those who additionally put their porch and garage lights on nightly. It really does make a difference in deterring criminal activity.

Our next meeting is scheduled for Sunday, Oct. 16<sup>th</sup> at 6 pm. We will be meeting at HyVee in the room on their second floor. This is our annual meeting where the budget will be voted on as well as other important issues from the agenda that will be delivered 2 weeks prior to the meeting. A proxy will be attached for your convenience if you are not able to attend. Please read the instructions carefully. **(Cont'd Page 3)**

**(Cont'd from Page 2)**

Looking forward to another wonderful year in our beautiful SWW neighborhood.

Lisa Stubbs  
SWW Homeowners Association  
President



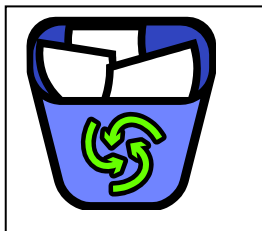
**Free and Secure Residential Document Destruction**

Available 9:30 a.m. — 3:30 p.m. on the following dates at TARC Industries, 1800 SW 42nd Street:

- October 17-21, 2011
- November 14-18, 2011
- December 12-16, 2011

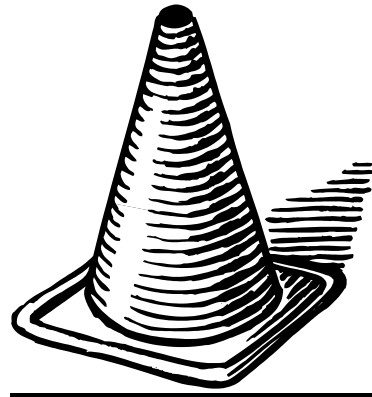
<http://www.tarcindustries.com>

All paper products and cell phones may be recycled here too. If you would like more information, please contact [Krystal Wiltz](#), TARC Industries Procurement Manager at 785-266-2323.



**Road Construction Ahead**

The Kansas Department of Transportation Website has a \$2.6MM project scheduled to let in February on Wanamaker, starting at 29th Street and going south. We have all seen the preliminary surveying and staking work. As information becomes available concerning the schedule, and impacts to traffic, we will post them to the website. Once complete, Wanamaker will be a first class Boulevard all the way to 61st Street!



**Social Committee Update**

The Shadywood West Social Committee has been hard at working putting together a calendar of events for our neighborhood, and it looks like this year's line up has something for everyone!

Watch your doors for informational flyers on upcoming neighborhood activities. In the meantime, here's the list of events with dates and times for you to add to your calendar.

If you want to participate in the fun of planning special events for our neighborhood, join our committee by emailing Claudia Larkin at [clarkin11@cox.net](mailto:clarkin11@cox.net).

## Garage Sales

Topeka City Code Section 114-37 allows two garage sales per year per home lasting not more than four consecutive days. Signs are allowed on private property only between 5pm Thursday and 5 pm Sunday. Signs are not permitted on Right of Way at anytime.

## Neighborhood Watch

We have a good set of resident email addresses and an alert board of directors, especially Becky Stauffer. That gives us the capability of electronic notifications (for crime, vandalism, break-ins, strange vehicles, lost pets, etc.). It isn't immediate like a texting service, but it is as quick as people get their emails. To get something out quickly in this manner, notify Becky and Matt by e-mail. They will forward the message to all.

Becky's e-mail is  
[kymoore560@aol.com](mailto:kymoore560@aol.com)

Matt's e-mail is  
[mattandjenn17@gmail.com](mailto:mattandjenn17@gmail.com)



## Fences

The Declaration of Restrictons for the Neighborhood states that "Only wood, brick or ornamental iron fencing may be erected on any lot. No fence shall be constructed or placed farther toward the street than the front side of the house."

Topeka City Ordinance states that "no portion of a fence shall exceed eight feet in height."

## Neighborhood Social Events Planned for 2011

### Shady Lady Breakfast

Back by popular demand! Come join us for breakfast and some neighborly chat!

DATE: Wednesday, Sep 28, 8:30 a.m.

TIME: 8:30 a.m.

PLACE: Hy-Vee

COST: Dutch Treat

RSVP: Pam 228-1050

### Neighborhood Out-To-Eat Nights

The last time we got together, we went to BossHawgs and had a wonderful time. Join us as we sample a few different dining establishments—and make plans to come to our Holiday Dinner Out in December.

DATE: Saturday, Oct. 15, 6:30 p.m.

PLACE: Paisano's (Fleming Place)

RSVP: Claudia [clarkin11@cox.net](mailto:clarkin11@cox.net) by October 12th

COST: Dutch Treat

### Holiday Dinner

Save the Date

DATE: December 1st

PLACE: Top of the Tower

Additional information will be forwarded to you near the end of October.



## Treasurer's Report by Mark A. Burghart

Set forth below is the proposed Shadywood West Homeowners' Association budget for Fiscal Year October 1, 2011 through September 30, 2012. Most of the budgeted expenditures relate to the mowing and maintenance of common areas. I also would note that those homeowners who have not remitted Association dues for the fiscal year ending September 30, 2011 might consider doing so. While the Association dues are voluntary, lending institutions and title insurance companies routinely require that I certify that all dues are current when homeowners are either refinancing or selling a home. If you have any questions as to whether or not you are current, please contact me at 273-3822.

### **Shadywood West Homeowners' Association Proposed Budget**

|  | <u>Oct '10 – Sep '11</u> | <u>Oct '11 – Sep '12</u> |
|--|--------------------------|--------------------------|
| Income:                                  |                          |                          |
| Association Dues                         | \$12,000.00              | \$12,000.00              |
| Interest Income                          | <u>5.00</u>              | <u>5.00</u>              |
| Total Income                             | \$12,005.00              | \$12,005.00              |
| Expenses:                                |                          |                          |
| Bank Service Charge                      | \$ 10.00                 | \$ 10.00                 |
| Meeting Room                             | 200.00                   | 200.00                   |
| Miscellaneous-Insurance                  | 1,000.00                 | 600.00                   |
| Office Supplies, Newsletter<br>& Postage | 750.00                   | 750.00                   |
| Property Maintenance Expenses            | 7,395.00                 | 4,500.00                 |
| Property Renovation*                     | 0.00                     | 22,000.00                |
| Safe Deposit Box                         | 110.00                   | 120.00                   |
| Taxes                                    |                          |                          |
| Corp Annual Report                       | 40.00                    | 40.00                    |
| Property Tax                             | 0.00                     | 0.00                     |
| Taxes – Other                            | <u>0.00</u>              | <u>0.00</u>              |
| Total Taxes                              | 40.00                    | 40.00                    |
| Utilities                                |                          |                          |
| Electric                                 | 1,000.00                 | 1,000.00                 |
| Water                                    | <u>1,500.00</u>          | <u>1,500.00</u>          |
| Total Utilities                          | 2,500.00                 | 2,500.00                 |
| Total Expenses                           | \$12,005.00              | \$30,720.00              |
| Net Income                               | \$ 0.00                  | \$(18,715.00)            |

\*Property renovation costs will be paid primarily from reserves which currently total \$33,178.

For those who have not already paid, a check in the amount of \$100 should be mailed to:  
Shadywood West Homeowners' Association, Inc.

Mark A. Burghart, Treasurer  
6000 SW 34<sup>th</sup> Terrace  
Topeka, KS 66614

## Grounds Crew

Please come to the meeting and check out the website for information regarding the renovation of the traffic circles and the entrances to the neighborhood.

## Architectural Committee

Several of the homes in SWW had some extensive hail damage to their roofs. It is not always possible to see from the ground what damage has been done. So, you might want to contact your insurance agent and have your roof inspected. That is just what I did and I am waiting to hear the results, even though we don't see any damage. Also, please keep in mind that we do have restrictions per the covenants for our neighborhood on the types of materials that can be used as well as the color selection.

Please contact one of the members of our Architectural Committee BEFORE you do any roof replacement to make sure the materials are approved. It could save you a lot of trouble and money later. The committee has already looked at a couple roof materials being used for replacement. Those members are:

Bill Haag 272-6173  
Jim Schroeder 273-3985  
Jake Ediger 272-9150  
Jane Fowler 272-9220

## **SWWHA ANNUAL MEETING MINUTES, April 2010**

### SWWHA ANNUAL MEETING MINUTES, April 10, 2011

The meeting was called to order by President Lisa Stubbs at 6:00 PM in the HyVee meeting room. About 20 neighbors were present. The agenda was adopted and was approved by a voice vote. The minutes from the previous meeting were also read and approved.

**Newsletter:** Tim needs articles 1 month in advance. The deadline for the next newsletter is September 10, 2011. A proxy will be included in the October newsletter.

**Treasurer:** The treasurer's report was adopted and approved. Our fiscal year is from October to September. We have 88% paid dues; which is awesome! We have 16 non-paying households.

**Social Committee:** We made \$125.00 from our neighborhood recycling day. The Easter Egg Hunt will be April 16<sup>th</sup>, with a rain date of the 23<sup>rd</sup>. We are planning on having a 4<sup>th</sup> of July parade. The first neighborhood breakfast was successful. 15 neighbors participated. Dinners are scheduled for May 6<sup>th</sup> at Boss Hawgs, October 15<sup>th</sup> at Paisanos, and December 1<sup>st</sup> at the Top of the Tower.

**Landscaping:** Jane has a large committee. They plan on cleaning and maintaining the circles without employing other help. They did have a professional draw up plans for the circles and the entrances. We no

(CONT'D on Page 8)

# PROXY

Homeowners – There are two areas which require votes during the fall 2011 annual meeting: the budget and the spring meeting minutes. The three voting options are to (a) attend in person and vote, (b) designate a proxy who can vote on your behalf (see the proxy form below), or (c) vote on the form below and provide it to one of the officers (see page 2 for listing) who will bring it to the meeting.

Homeowners must be current on their dues for their votes to count. There is one vote per household.

The SWWHA directors appreciate your help in voting in one of these ways, as there are requirements for a quorum.

\*\*\*\*\*

I/ We designate the following person to cast our votes at the meeting in our absence:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**OR:**

PLEASE INDICATE YOUR VOTES IN THE APPROPRIATE PLACES BELOW.

**1. BUDGET FOR OCT 2011 THRU SEP 2012:**

I accept the budget as provided                      For \_\_\_\_\_ Against \_\_\_\_\_

**2. MINUTES FOR THE APRIL 2011 SPRING MEETING:**

I accept the minutes as published                      For \_\_\_\_\_ Against \_\_\_\_\_

**AND MUST COMPLETE BELOW FOR EITHER OF ABOVE OPTIONS:**

Please sign here:

Name(s) \_\_\_\_\_

Signature(s) \_\_\_\_\_

Address \_\_\_\_\_

**SWWHA ANNUAL MEETING MINUTES (Continued from page 6)**

longer have a burn pile. April 23<sup>rd</sup> is a free recycling day. Call Jane if you have yard waste to haul to the forestry service. Pine wilt is a danger to pine trees. The city will cut your effected trees down for no charge. Please clean up your dog waste while walking your dogs. Also, please replace any burnt out yard light bulbs.

**Architecture Committee:** No new business. They have been asked to look into revising our restrictions on fencing, siding, and roofing.

**Senior Block Captain:** All block captain positions have been filled.

**Old Business:** None

**New Business:** None

A motion to adjourn was moved, seconded, and approved.

Respectfully Submitted

Leslie Conrow

Secretary

**[www.shadywoodwest.org](http://www.shadywoodwest.org)**

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

**West News, April 2011**

Tim Gerhardt, Editor  
6040 SW 37th Street  
Topeka, Kansas 66614