
WEST NEWS

An Official Publication of the Shadywood West Homeowners' Association

April 2013

Welcome our new SWW neighbors

Please welcome these families who have moved into the neighborhood.

Darlene & Mark Baker
Children: Christian, Chandler, Carson
3620 SW Stonybrook Dr.
785-783-3610
darlenebaker@mac.com

Jessica & Joel Hungate
6142 SW 34th Terrace
Jessica (cell) 317-448-3788,
Jessica.M.hungate@gmail.com
Joel (cell) 785-210-9793,
jhungate2@gmail.com

Stacy & Curt Puderbaugh
3419 Alameda Dr.
272-9026
clpud@aol.com

Alicia & Nick Sims
Children: Lexunna, Nicholas, Noah
3502 SW Stonybrook Dr.
783-3022
ohiosims@sbcglobal.net

*Please add the following family to your 2013
Directory as their name was inadvertently left
out.*

Stacy & Ron Ekis
Children: Noah, Makayla, Elijah
6001 Sonybrook Ct.
608-4911
reekis.1@sbcglobal.net

Annual meeting of Shadywood West Homeowners' Association

6:00 PM, Mon, April 29, 2013
Hy-Vee (29th & Wanamaker)
Hy-Vee Club Room (upstairs)

Business Meeting Agenda

- Introductions
- Call to Order
- Establishment of a Quorum (10% of members entitled to vote)
- Approval of previous minutes
- President's comments
- Treasurers report
- Approval of previous minutes as distributed
- Committee Reports:
 - Social Committee report
 - Architecture Committee report
 - Grounds Committee report

Old Business:

New Business:

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

www.shadywoodwest.org

SHADYWOOD WEST HOMEOWNERS' ASSN

Officers

President: Tim Gerhardt

6040 SW 37th Street, 273-5939

Vice President: Jeff Sorensen,

6032 SW 36th St., 228-2918

Secretary: Deacon Oroke,

3443 SW Brandywine, 228-1050

Treasurer: Mark Burghart

6000 SW 34th Terrace, 273-3822

Committees

Architecture: Bill Klecan, Bill Haag,

Jim Schroeder, Jane Fowler, Randy

Shields

Directory: Becky Stauffer

Grounds: Jane Fowler, Errol Williams

Don Catron, John Fowler, Jeff Sorensen,

Joe & Pam Foreman, Becky Burghart

Webmaster: Matt Harader

Block Captains

Wanamaker Road: Linda Ives

3339 SW Wanamaker Rd, 969-7063

East 34th Terrace: Rosilyn Martin

6026 SW 34th Terrace, 273-9832

Brandywine Ct: Pam Oroke

3443 Brandywine Ct, 228-1050

West 34th Terrace: Edith Bronson 6147

SW 34th Terrace, 228-9773

Alameda Dr.: Connie Pitman

3325 SW Alameda Dr, 273-1388

Mid Alameda Dr: Pam & Joe

Foreman, 3446 Alameda, 273-6744

South Alameda Dr: Laura Leinwetter,

3520 Alameda, 408-1444.

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 Ct: Brenda Forster

6018 SW 36th Court, 271-9155

37th Street: Rita Webb

6024 SW 37th St., 273-0840

President's Comments

By Tim Gerhardt

Dear Shadywood West Homeowners,

Greetings to everyone. The snow on the ground in March will surely yield to Spring temperatures in April and May. We will be holding our April meeting on the 29th at HyVee, please attend if you can - your participation is appreciated. Thank you to all that volunteer in so many ways to make Shadywood West the premier neighborhood in Topeka. Our Realtor neighbors say time and again that they hear people are interested in SWW because of the well kept homes, maintained common areas and an Association complete with website, social activities and friendly faces.

The 2013 directory is out and thanks goes to Becky Stauffer and our volunteer Block Captains for their hard work and dedication. Please make an effort to get to know new neighbors when they arrive.

Your annual dues are making numerous improvements possible in the common areas and at the entrances - Jane Fowler and the grounds crew have ambitious plans. The dues also fund the newsletters, meetings and the directory. If you are not currently involved, you are most certainly welcome to get involved. Please contact Board officers or Committee Chairs and someone will get you connected to any interests you might have. Also, please consider serving as an officer - the election is in October and you can make a difference.

The Association is a volunteer organization whose Bylaws are available on the website. The Declaration of Restrictions are recorded with the Deed to each property in the neighborhood and constitute the 'rules' to which each property is obligated. These restrictions were originated to simply provide for construction and maintenance of dwellings that have similarly high standards in appearance, maintenance, etc. Please review these restrictions (an example is on the website also) before modifying the grounds or exterior (roof, fences, etc) or ask a member of the Architectural Committee.

Thanks again to all who volunteer and I look forward to seeing you at the meeting.

Grounds Committee Update

SPRING! Finally, it appears that spring may be here. However, we are in Kansas; therefore, by the time this newsletter arrives at your door, summer may have pushed spring on down the road.

The topics included in this communicate from the grounds crew include a follow-up on the neighborhood landscape renovation project, on-going cleaning and maintenance of the restored areas and the sidewalk project on 37th. More details, discussion and questions may be addressed at the next meeting of the SWW HOA on April 29th at the Hy-Vee Community Meeting Room.

The landscape renovation for 37th and Stonybrook will be delayed until the sidewalk planning and installation have been completed by the city. Officials will tentatively finalize those plans by mid-summer and install in early fall. A city spokesperson indicated that the sidewalk will likely be on the north side of 37th and will stop at the Stonybrook intersection; thus, the SWW landscape installation at that intersection will be delayed until that walk is completely finished.

Planning for the corner of Wanamaker and 34th Terr. will begin in April with installation anticipated in late fall, 2013. Plans will include improvements of changes on both sides of the entrance. Progress and tentative plans will be posted on the association's webpage.

The widely and wildly anticipated completion of the Wanamaker corridor is a reality. Residents on Wanamaker now have new sodded and sidewalked easements. Care and mowing of those easements will be the responsibility of the respective residents. The installation of trees on the easements is a

consideration. The city forester has related that the city will not buy the trees but could collaborate with us regarding the selection. The city would plant the trees. Homeowners would be responsible for the watering and care of the trees. This will be discussed at the April meeting.

Finally, landscape cleanup and maintenance. Thorough cleanup and appropriate effective maintenance is a critical factor in the lifetime of any landscape. This process includes the removal of all debris, initial weeding, applying weed preventative and fertilizer, cutting back all grasses, appropriately trimming trees, shrubs and perennials, thinning/transplanting perennials and replacement plantings if needed. After this initial spring process is completed regular watering, periodic weeding, and roundup applications on the brick walks and curb areas are needed throughout the growing season. Spring cleanup will be underway as soon as weather permits. Volunteers are needed and appreciated for the seasonal weeding and roundup applications. (See "Volunteers Needed" notice in the newsletter.)

P S. Pet owners, please, ask for your neighbor's consent before or keep your dogs out of others yards and landscaped areas. Now that the neighborhood traffic circles have been restored, and as the entrances are renovated, refrain from allowing your pet to walk through the landscaping. Leashes tear and break foliage, dog traffic tramples and science has proven that animal waste does not fertilize. Your ongoing respect and regard for your neighbors' yard and landscaping is most genuinely expressed when you restrain your pets; and, as respectively expected, pick up after your special critter.

Volunteers Needed for Grounds Maintenance

Volunteers are needed for the maintenance of the neighborhood traffic circles during the summer and fall months. As the entrances are completed those areas will be included as well in the maintenance schedule. Seasonal maintenance includes weeding and application of roundup on the brick walks and adjacent curbs areas. No trimming or other work is needed at that time as that has been included in the current year's budget and will be completed in April. If unexpected association expenses arise, we may need a larger volunteer crew to complete the spring cleanup.

You may "sign up" by contacting any member of the grounds crew. Your efforts and willingness to assist are greatly appreciated by all and particularly by those who would like to help but are unable. Many of our members have consistently and anonymously volunteered over the past years and we give a special thanks to each and every one of you.

Website

Did you know that Shadywood West Homeowners' Association has a website? Point your browser to www.shadywoodwest.org to find all the information you might need about our neighborhood, including officer and block captain contact information, past newsletters and meeting minutes, maps, and a copy of our current restrictions and bylaws. We also have a blog at www.shadywoodwest.blogspot.com. If there is ever have a story you would like posted, please notify me at mattandjenn17@gmail.com. And if you would like to be a regular contributor to the blog, I would be happy to get you set up for that as well.

This is your website. Let me know if you have any feedback or ideas for improvement.

Respectfully,
Matt Harader



Social Committee Update

Dinners Out

April 18

TIME: 6:30 pm

PLACE: Tuptim Thai

ADDRESS: 220 SW 29th St.

July 11

TIME: 6:30 pm

PLACE: Boss Hawgs BBQ

ADDRESS: 2833 SW 29th St.

September 26

TIME: 6:30 pm

PLACE: Paisanos Italian

ADDRESS: 4043 SW 10th Ave.

December 3 (Holiday Party)

TIME: 6:30 pm

PLACE: McFarlands

ADDRESS: 4133 SW Huntoon

Architecture Committee Update

As weather begins to warm up, some homeowners may be preparing for remodeling, re-roofing, general maintenance, etc. The Architecture Committee would like to remind you to review the Association bylaws & restrictions before starting your project. Our information is located under paragraph 7. Please review the provisions located on the Shadywood website. www.shadywoodwest.com

Reminder: If you are planning to install a new roof, the following are the options allowed in our neighborhood: 30 year or better weatherwood colored laminate/architectural shingles, tile, slate or cedar shakes. Please contact Your Architecture Committee for approval or any questions. As the neighborhood structures are getting older, more exterior maintenance is expected. We are looking for input on siding, minimum maintenance surfaces or other materials. Please contact us with your suggestions.

TREASURER'S REPORT BY MARK A. BURGHART

The Shadywood West Homeowners' Association had a balance of \$22,430.16 in its checking and savings accounts on March 1, 2013. Since October 1, 2012, the Association has collected \$10,100 and spent \$3,736.43. As you might expect, most of the Association's expenses will be incurred during the spring and summer months. Dues are primarily used to fund the mowing of the common areas, the maintenance of the traffic circles and the payment of utilities. Total budgeted expenditures for these services this fiscal year amount to \$7,000.

Dues and reserves were used last year to pay for major renovations to the three traffic circles which projects are now completed. A total of \$24,517.45 was spent for these projects. An additional \$10,000 has been budgeted this fiscal year for the renovation of the 34th Terrace and 37th Street entrances.

One hundred (100) homeowners have paid their dues for the current fiscal year which extends from October 1, 2012 through September 30, 2013. There are 30 homeowners who have not yet paid their dues. A reminder notice was mailed to those who have not yet paid. A color-coded map on the Association's website shows current members. It will be updated soon. The Association's By-Laws provide that current dues must be paid to be considered an Association member. Please call me if you have any questions regarding your payment status.

For those who have not already paid, a check in the amount of \$100 should be mailed or delivered to:

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

Grounds Crew

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Proposed Modification of Shadywood West Homeowner's Association, Inc., Bylaws

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PROXY

There are four areas which require votes during the fall 2012 annual meeting (see below)

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 2012 THRU SEP 2013:

I accept the budget as provided For _____ Against _____

2. MINUTES FOR THE APRIL 2012 SPRING MEETING:

I accept the minutes as published For _____ Against _____

3. MODIFICATIONS TO THE BYLAWS (See page 6):

I accept the modifications as published For _____ Against _____

4. ELECTION OF OFFICERS:

President - Tim Gerhardt	For _____	Against _____	Write In _____
Vice President - Jeff Sorensen	For _____	Against _____	Write In _____
Treasurer - Mark Burghart	For _____	Against _____	Write In _____
Secretary - Deacon Oroke	For _____	Against _____	Write In _____

AND MUST COMPLETE BELOW FOR EITHER OF ABOVE OPTIONS:

Please sign here:

Name(s) _____

Signature(s) _____

Address _____

www.shadywoodwest.org

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

West News, April 2013

Jeff Sorensen, Editor
6032 SW 36th Street
Topeka, Kansas 66614