
WEST NEWS

An Official Publication of the Shadywood West Homeowners' Association

April 2014

Welcome our new SWW neighbors

No new families have moved into the neighborhood in the last few months. (I guess it's such a great neighborhood, nobody wants to leave).

Bi-annual meeting of Shadywood West Homeowners' Association

6:00 PM, Mon, April 28, 2014
Hy-Vee – 2nd Floor Meeting Room
2951 SW Wanamaker Rd.

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
- 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

SHADYWOOD WEST HOMEOWNERS' ASSN

Officers

President: Tim Gerhardt

6040 SW 37th Street, 273-5939

Vice President: Jeff Sorensen,

6032 SW 36th St., 221-2716

Secretary: Deacon Oroke,

3443 SW Brandywine, 228-1050

Treasurer: George Webb

6024 SW 37th St., 273-0840

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: Mikel Fairbank

3333 SW Wanamaker Rd, 272-2990

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

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

Block Captain Report

Linda Ives is stepping down as the Block Captain for the houses on Wanamaker. Linda has served many years in the position which is really appreciated. Thank you, Linda for your service to our community. The new Block Captain for this area is Mikel Fairbank. Thank you Mikel for accepting this responsibility.

Our Block Captains provide a very valuable service to our neighborhood by contacting new neighbors with a welcome and Directory. They collect the information for the directory and handout the completed book. We certainly couldn't put out the information without their help. They are also an excellent resource on happenings in the neighborhood. If you have any changes related to the information in the Directory please contact your Block Captain to give them the updates. At this time we do not have any new neighbors to report. We encourage you to meet new neighbors as they arrive.

Becky Stauffer, Senior Block Captain

Architecture Committee Update

Recent winds have done some damage to some of the neighborhood fences and spring can bring hail damage to roofs. Before making any repairs or replacements be sure to check the Declaration of Restrictions that govern your lot and our neighborhood. Fences can only be "wood, brick or ornamental iron fencing". If in doubt, or any questions, please contact a member of the Architectural Committee.

Please review the provisions located on the Shadywood website. www.shadywoodwest.com

TREASURER'S REPORT

The budget for the current HOA fiscal year is on track and on glide path. Members will recall that this year we shifted our fiscal year so that future FYs will run from 1 January to 31 December each year. To get there, we made our current FY a 5-quarter year (1 October 2014 through 31 December 2015). Thus far it is working out as expected, though our major expenses – mowing, watering, and plant maintenance – are just beginning. I don't anticipate problems, but I also don't anticipate any windfalls. The status of the budget thus far is shown in the following graphics:

SWWHA BUDGET SUMMARY 13 APRIL 2015		
For the year 1 Oct 2014 - 31 Dec 2015		
PROGRAM AREA	YEAR ESTIMATE	STATUS
Income	\$10,505.00	\$9,719.27
Meet room Exp	\$200.00	\$16.16
Insurance Exp	\$600.00	\$0.00
Office Exp	\$750.00	\$376.51
Maintenance Exp	\$6,500.00	\$2,370.00
Renovation Exp	\$340.00	\$0.00
Safe deposit box	\$120.00	\$120.00
Taxes	\$40.00	\$40.00
Electrical Exp	\$1,275.00	\$503.90
Water Exp	\$675.00	\$199.09
BANK STATUS		
as of 13 Apr 20		
Current checking balance	\$11,663.53	
Money market account	\$ 5394.80	

Thank you to the large majority of homeowners who paid their dues so that we can keep our neighborhood looking good. We still need some of the members to “join” by providing their dues of \$100, which will help us achieve or even exceed our program estimate. To date 96 of the 132 units in Shadywood West are current.

The Grounds Committee recently presented a proposal for dressing up the 34th Terrance entrance as the last big project for our neighborhood renovations. The estimate was \$5960 + tax. With a budget this FY for renovations of \$340, we're not even close. Strictly as a treasurer, I suggested to the Board that we could reach that amount if we:

1. Took \$2000 from the money market fund
2. Took \$2000 from the checking account (since we have monies above the programmed budget)
3. Got an additional 24 or more units to pay their dues (that would be 91% of the neighborhood paid)
4. Had formal association approval to amend the budget

We would still have adequate funds to cover unknowns. However, without more dues coming in, we would be unwise to proceed, in my opinion. For those uncertain about whether or not they are current, I will post a map on the website shortly showing which lots have paid memberships. Alternatively, I mailed letters in February requesting dues payment, and those letters only went to homeowners who had not yet made FY 2015 dues payments. Please contact me if you are uncertain.

George Webb
Treasurer

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President's Comments *By Tim Gerhardt*

Dear Shadywood West Homeowners,

Greetings to everyone. The long winter is finally giving up to some warmer temperatures, finally. We will be holding our April meeting on the 28th 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.

The sidewalk along 37th Street is nearing completion and will look good when all is finished and grass growing soon. The landscaping plan at the Stonybrook entrance will need a few updates and revisions and hopefully implemented before much longer.

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. The position of President will need to be filled at the October meeting.

Other topics to be discussed at the April meeting will be 1.) Establishing a committee for the 34th Street entrance and fence project, 2.) A presentation by Safe Streets Topeka, 3.) Establishing a Committee to review and propose updates to our Bylaws and 4.) Open discussion of any neighborhood concerns. Hope to see you there.

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.

West News, April 2014

Jeff Sorensen, Editor
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Topeka, Kansas 66614