

QCHOA Spring 2017 Yard of Distinction

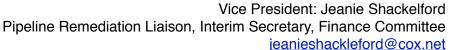


QC Spring 2017 Yard of Distinction was awarded to the home of Curt & Shelley Linder, 1019 Mountain Street. Congratulations.

QCHOA Board of Directors



President: Chris Robrahn Landscape & Design Committee Chair, Finance Committee Chair 733-0223, fplanner@cox.net





Treasurer: Mark Egger Family Fun Day Chair mepe1062@msn.com

Newsletter Editor: Michael Cunningham Welcome Committee Chair, Landscape & Design Committee, QC Facebook Page mpcunningham75@gmail.com





Member at Large: Alan Brown Landscape & Design Committee arbrown@butlercc.edu

Member at Large: Mike Wilcox Landscape & Design Committee mw2813@yp.com





Member at Large: Daniel Lee **Finance Committee** hawkfan4169@gmail.com

Member at Large: Peter Heller Welcome Committee peterheller@cox.net





Member at Large: Tim Bally Landscape & Design Committee timbally@yahoo.com





HOA Management: Amber Medearis 351-7650 ext 213, amber@homeownermgnt.com





Webmaster: Cathy Wilcox - (non-board volunteer), catnjammer@att.net

Board Meeting Highlights

January Board & Annual Residents Meeting:

Acting board members, ,were re-elected for another two year term. After serving for two terms as Secretary, Craig Kamman resigned from the board. Tim Bally and Rick Pfeiffer were both elected to the board as Members at Large.

The board recognized and thanked Alan Brown and Craig Kamman for their years of service to the board. Alan has been the newsletter editor for 15 years and is the longest serving board member, he has decided to pass the newsletter torch on. Alan will remain on the board and continue to serve on the landscape committee

Covenant revision - voting rights, Jeanie has proposed that QC be aligned with state law on this matter, which would give each household one vote on QC issues put to resident vote.

APD Liaison for QC, Officer Robert Aguilar, talked about the low rate of crime in Andover and what we can do as homeowners to keep our property safe. Also discussed was this coming year's National Night Out which will be Aug. 1, Officer Aguilar indicated he would be more than glad to come out if QC chooses to participate.

Some residents and board members voiced their concerns over QC spending money on "Dunk Your Junk" when a raise in dues was just approved to cover future expenses. It was mentioned that people from outside QC are using this, and that all the residents are paying for something that not every resident uses. The board will discuss in more detail at the next meeting.



QCHOA Board meetings are held at 7pm the second Thursday of each month, except July & August, at the Peace Lutheran Church, 405 W 21st St in Andover

February Board Meeting: Gary David with Jayhawk Landscape discussed plans for the common areas in the upcoming year. Points of concern are the erosion around the edges of the lake and the exposure of irrigation system piping.

The new change to the covenant concerning voting rights will be put to a vote by the residents of QC, ballots will be mailed.

Michael Cunningham will take over as Newsletter Editor and Welcome Committee Chair. Peter Heller has volunteered to also serve on the Welcome Committee. Daniel suggested that the Welcome Committee have some sort of a gift with the QC logo on it to hand out with the packet. The Landscape & Design Committee will remain the same with Chris Robrahn as Chair, with help from Alan Brown, Mike Wilcox, and Michael Cunningham. Joining the Landscape Committee is Tim Bally. The Finance Committee will remain the same with Chris Robrahn as Chair, with help from Jeanie Shackelford, Daniel Lee and Michael Cunningham.

Also discussed was "Dunk Your Junk", an alternative was suggested, but it still means all QC residents are paying for a few to get rid of their junk. No definite plan was decided upon. Amber will research and get some bids for an alternative solution for trash pick up vs. dumpsters.

March Board Meeting: The board weighed the pros and cons of 'Dunk Your junk' and after a lengthy discussion voted to postpone the event for 2017 in order to conserve funds for other much needed projects. Chris described some needed repairs for landscape and other upcoming expenses.

With the nice weather approaching Amber will begin looking at yard compliance and the Landscape Committee amy also do a ride along with her to look at compliance issues.

The board also reviewed a draft for new bylaws for our HOA as we currently do not have any in place and will finish the review at the next meeting.

Alan Brown reported that he has made numerous repairs to the cracks in the 21st street wall, he will be asking home owners that back up to the wall for access to their backyards so that he may repair both sides of the wall.

April Board Meeting: QC Liaison Officer Aguilar reported a pit bull in Quail Crossing and encouraged residents to notify him or the APD as pit bulls are not permitted in the city of Andover. National Neighborhood Night Out is Tuesday, August 1 from 6pm to 8:30pm. The police can offer blockades and a mascot visit. Some neighborhoods do party themes. More details in this newsletter and police need to be notified by July.

The Board reviewed the second half of draft bylaws and Jeanie collected recommended changes. The Board will review the edited version of all by-laws at the next meeting for final approval. The Board approved by-laws and voting covenant change will be sent to residents to vote for final approval.

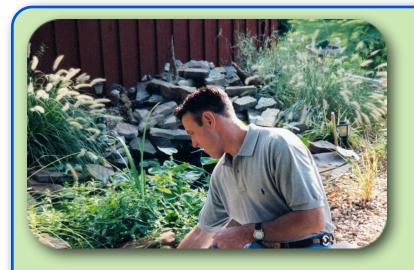
Board members responded to a few inquiries about not holding Dunk Your Junk this year. Notices of the Andover community trash collection event were posted on mail boxes and the City event was very slick and well managed.

The Welcoming Committee has met with four new residents over the past month. Residents seemed appreciative of the welcome and the information packets.

Alan Brown will soon resume repairs to the 21st street wall, letters were sent to the residents along this wall to allow Alan access to the wall via their backyards. He will also be staining the playground equipment as soon as weather permits.

May Board Meeting: The board finalized the new bylaws and covenant changes which will be voted on by the residents at the September meeting. Other items discussed: How much better our community is looking lately, so much pride being taken in homes/yards. Better inspections of backyards that boarder the lake. Alan continues to make repairs to the 21st street wall and playground equipment. This years Family Fun Day will be held in cooler weather, 9/16/2017, more info to come in the Summer Newsletter.

QCHOA will start using a standardized form for Landscape & Design changes provided by HOA Mgt. The new form will be linked to the QC website and submitted to HOA Mgt. when completed, then sent to the Landscape & Design Committee for final approval.



Robrahn's Ramblings

by Christopher B. Robrahn
QCHOA President
Landscape & Design Committee Chair

The Quail Crossing neighborhood is looking ever more improved... more time and effort shown by homeowners with landscaping, with home improvements and thus making "curb appeal" (and our neighborhood) a better place to live and visit. But don't forget, mother nature has played a role as well, with generous rains. Very important to plan ahead with landscape ideas that show creativity, but reality as well. Sooner or later, the weather will shift and we will face another period of very hot and dry summer heat and some of those awesome landscape plantings, might wilt away!

So think about the big picture first. What are you willing to put into your landscaping? Doing less can make sense if you aren't willing (or can't) invest into your property. The worst thing in the world is to see a home where someone put too much into their landscaping, then can't (or won't) keep it up. During our last compliance review, we noted a couple of homes in Quail Crossing that could be dynamite, but the effort to maintain has not "been a part of the mix".

Once you decide, go shopping! You can get landscaping items on sale and it can be affordable if you do the work yourself at a time that is pleasant. Don't wait until July to start... landscaping can be a fun outdoors project, done in April-May or September-October.

Yard maintenance is another matter. 3 trees (2 inches in diameter 1 foot up from the base) in your front yard is a covenant requirement as is "8 shrubs on the property". Mowing and keeping your lawn in compliance is a part of why people move here... to keep your property values up and to make our neighborhood the best it can be!



Did you know Quail Crossing is on Facebook?

For the privacy & security of our residents, your address/residence in Quail Crossing must be verified before you can join the group. https://www.facebook.com/groups/220086395029824/



NuStar Pipeline Remediation Update by

Jeanie Shackelford

To assess the reliability of NuStar's well testing, the HOA engaged its environmental consultant to conduct tests and compare to NuStar reports. On September 22, 2016, the consultant observed NuStar's testing methods and collected samples from six yard irrigation wells. He lowered water collection bailers deeper than NuStar testing, to reach further within each well's screen interval. The HOA samples were analyzed by Pace Analytical Services LLC, Lenexa, Kansas. The consultant compared the HOA test results with NuStar's test results, once posted on the KDHE website in February 2017.

The consultant concluded that Nustar's testing of inactive irrigation wells is not likely to be representative of groundwater contamination conditions. HOA testing revealed Benzene in two of the sampled wells in September 2016, yet most of NuStar's quarterly reports had not shown contamination in the two wells, with the last reported detection in February 2015. The HOA has requested NuStar adjust its testing methods, as described in the consultant report, to more accurately represent groundwater contamination levels. The HOA requested KDHE ensure NuStar employs the more reliable testing methods, to observe NuStar's testing, and to share its observations with the HOA. A KDHE representative was present during the most recent quarterly testing in March 2017. The representative indicated well testing was modified to lower collection bailers within well screen intervals and options were being reviewed to address the HOA's other recommendations for improving testing reliability. The KDHE representative indicated the March test results would be considered in determining if the modified testing would be employed again in future testing.

The HOA consultant's report is available on the neighborhood website. Various documents approved by KDHE are available at KDHE's website at

http://www.kdheks.gov/remedial/site_restoration/nustar_andover.html











GET TO KNOW YOUR NEIGHBORS

One great way to know if there are unknown people in your area is to know your neighbors, and here is a fun way to do just that.

The folks in the cul-de-sac of N. Quail Crossing St. started having get togethers two years ago, thanks to Tom & Sherrill Ebben who hosted the first event.

It is an informal get together they have dubbed "Drinks on the Driveway". So once the winter weather has moved on, they take turns hosting, once a month after dinner. Everyone brings their favorite beverage(s), some light snacks and chairs.

As seen in the photos, there were even some fun games set up for the kiddos to play.

So maybe try and start this in your part of QC and see how it goes, make up your own name for it or feel free to call it "Drinks on the Driveway", but whatever you do have fun.



Crime Watch - Home Security Lighting

Officer Robert Aguilar, APD QC Liaison

You've come home late at night and realized your street is quiet and actually quite dark. The more you travel down the road you realize home addresses cannot be seen and its hard to see where driveways start and where they end. At times you cannot identify vehicles. If you are observing this then be assured criminals see this and see it as "an easy target". Homes and streets that are well lit are less likely to fall victim to burglaries and vehicle break-ins. This segment will cover a small part with making your home a "hard target" by increasing lighting.

Studies show that improving something as simple as lighting reduces your chances of becoming victim to burglaries and vehicle break-ins as much as 20%-25%. Why is this?

Criminals perceive a well lit area as high risk for detection of their actions. Simply, they feel that if they can see, then you can see them. Also having a well lit home and neighborhood imply the community cares and cohesively work together to improve the community and deter crime.

Whats the cost? Improving lighting is the most cost effective way to deter property crime. As a community member you are only spending the cost of increased wattage bulbs. It is also recommended to install motion detection lights as they give the impression that there is constant monitoring of the property and startle trespassers and those looking to commit property crimes. The average cost of 10W LED bulbs (equivalent to 60W incandescent) is about \$4 dollars a bulb. LED bulbs are more energy efficient only costing \$1 a year to operate 12W as opposed to \$1.17 per 14watts a year of incandescent lighting. Lastly LED bulbs provide 25,000hrs of use as opposed to incandescent life averaging 1,200hrs. What does this mean? You will only purchase bulbs about every 5 years!

Help deter crime and improve the community by simply leaving lights on and improving lighting in your area.

Corrected from previous newsletter, the QC Summer 2016 Yard of Distinction winners were Jim & Carla Richardson of 1930 N. Quail Crossing St. Congratulations!





ANDOVER POLICE DEPARTMENT 2017



"NATIONAL NIGHT OUT"

Tuesday, August 1st, 2017 6:00 pm till 8:30 pm

National Night Out (NNO) is an annual community-building campaign that promotes police-community partnership and neighborhood camaraderie to make our neighborhoods safer, better places to live. The NNO event involves the Andover Police Department and Neighborhood Organizations working together to promote crime prevention strategies and increase ways that citizens can protect themselves, and their property.

The Andover Police Department will supply participating neighborhood organizations with the following:

- Two (2) NNO signs to advertise the event. Signs available July 18th, 2017
- Barricades to close off the street during the event. Street closure approval by the City Council will be obtained by APD. (*submit request to your liaison officer*)
- Police officer(s) & mascots available to attend and participate during the event.
- Traveling 1st & 2nd place awards. The winners will be decided by a panel of judges who will base their decision on the theme, creativity and overall participation

If your neighborhood organization is interested in participating in this year's National Night Out event, or needs additional information on NNO, please contact your neighborhood liaison officer. If you do not have an assigned liaison officer please contact the Police Department's NNO coordinator Officer Tiah Smith (316) 733-5177 ext. 244 or by email to tsmith@andoverks.com.

National Night Out (NNO) Party Ideas:

Ice Cream Social
Pot Luck (recipe exchange)
Patriotic

Food Truck Pool Party Street Dance

RSVP reservations need to be confirmed by July 1st, 2017



Kids' Korner by Taylor

"Why I Like Quail Crossing"

I like living in Quail Crossing for many reasons. My favorite things are the lake, playground, Andover schools and playing with the neighborhood kids.

I like the lake because there are fish in it and I love to fish, at the playground I like to swing and play in the field. I like being in the Andover school district because the teachers are nice and I have lots of friends there. I like to go to the park and fish with my neighbor friends and also ride our bikes around the lake.

That's why I like living in Quail Crossing.

Once again it's that time of year when we all come out of our winter hibernation and start working on outside projects. Everything from painting and landscaping to total outdoor remodels. Just a reminder, before you do any painting, roofing, new decks, fences or major changes to landscape please fill out and submit the Design Review Application form.

http://www.quailcrossingandover.com/uploads/Home_Project_Approval_Form___5262017v3.pdf

Once you have done this, make sure to get the proper permits from the City of Andover and if your project requires any digging be sure to call Kansas 811 so that they might locate all the underground utilities in your work area. http://www.kansasonecall.com/

We have all had those unwanted throw away news ads from the Wichita Eagle and a Butler County version thrown in our driveways and yards. From what I can see around Quail Crossing most folks do not want them because the end up blowing around the streets, getting run over and pulverized into wet paper mulch, or when we get a heavy rain the end up in our lake and our city's stormwater system.

We had HOA Mgmt. check into getting it stopped but they were informed that the individual homeowner has to request the papers be stopped. So about two years ago I emailed both papers and requested they stop delivery to my residence. After a couple of cycles the deliveries finally stopped and I have not received one since. So I would like to encourage our residents if you find them of value please pick them up, if you do not want them please take the time to throw them away or email for a halt to deliveries. It will make our community look much nicer.

For the safety of the children and to save wear and tear on our playground equipment please ask your children to not throw rocks on it or climb on the roofs. Alan has put a lot of hours of hard work into painting, repairing and securing the structure. Thanks

With the rash of vehicle break-ins in the surrounding area it is advised that if at all possible garage your vehicle when you can, cars that were broke into were left out in driveways or on the street making them a tempting and easy target.

Meet the QCHOA Board

Christopher B. Robrahn

I moved to Quail Crossing in 2004 became an HOA board member in 2005, became the Landscape &



Design Chair in 2007 and have been the HOA President since 2012.

My work on various boards has included the establishment of the Lawn & Landscape Award in 2006, Welcoming Committee, and in 2016 the establishment of the Finance Committee. I enjoy all aspects of getting to know new residents and focusing on the future of Quail Crossing.

Since 1994 I have been a self employed, independent financial advisor. I enjoy a number of activities on the side, including fitness & health. I produce and host the "Spirit of Fitness", a weekly web-radio (audio) program on the CBE (Episcopal Church) web-radio. The show is in it's 4th season of broadcast (and has started the 5th season of production). Podcasts of seasons 1-3 (77 shows) can be heard by going to www.the-cbe.org/Spirit-of-Fitness.html

I also enjoy landscape & design, travel, sports another many other things.

Michael Cunningham

I am currently in my forth year on the QCHOA board and currently serve as Newsletter Editor, Chair



of the Welcoming Committee, Landscape Committee and I am also the administrator for the Quail Crossing Facebook page.

My wife, Natalie, and I were both raised military brats and were also high school sweethearts, we moved to Quail Crossing in 2008. I have spent the bulk of my adult life working in the oil & gas industry except for an eight year span as a painter/paperhanger.

I have two adult children, a son that lives in Austin and a daughter that lives right here in QC with her family. I enjoy spending my time with my family, working in my wood shop, yard work and traveling to the Azores, Italy & UK.

Jeanie Shackelford

I have lived in Quail Crossing for ten years and served as QCHOA Vice President for four years and I

currently serve as the interim HOA Secretary until a replacement is found.

I began my first term on the Board after becoming involved in Quail Crossing's successful efforts to convince the City of Andover to remove the 21st street median under construction. After joining the Board, I became the main point of contact regarding the gasoline contamination caused by the NuStar pipeline leak discovered in 2012.

I greatly enjoy serving the neighborhood and promoting the best interests of Quail Crossing residents. I am a lifelong Kansan and have worked as a federal banking regulator for 26 years. I enjoy going to garage sales, doing volunteer work, and supporting minor league hockey – go Wichita Thunder!!

Mark Egger

I was born in California and I have been married to my wife, Pam, for 27 years. We have two children, Chris and Caitlyn.

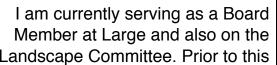


Education thru El Camino College for quality and drafting. Special training and studies thru the Federal Aviation Administration and Boeing Corp. Presently an Aerospace Quality Manager for Hiller Inc. in Wichita.

Many years of community voluntary organizations such as Boy Scouts, Civil Air Patrol, United States Jaycees Charter President for the city of Hawthorne Ca., Mediator for the city of Hawthorne Ca. Rent Mediation Board and Charter organizer for the City Of Hawthorne Ca. Neighborhood Watch Program.

Presently on the Board of Directors for Quail Crossing Home Owners Association since 2013 now serving the fourth year as treasure.

Alan Brown



I served as the QCHOA Newsletter Editor for 15 years. I continue to take care of the playground and other QC volunteer jobs.

I am a professor of Biology and Biotechnology at Butler Community College. My family and I have lived in Quail Crossing for 16 years.

Mike Wilcox



I am currently serving as a Board Member at Large and I also serve on the Landscape Committee.

My family and I have lived in Quail Crossing for eight years, four of which have been as a board member.

I work as a advertising media consultant for a nationwide company.

In my off time I enjoy travel, sports and time spent with my family.

Peter Heller



I have been on the Board for two years and I am currently on the Welcoming Committee.

I have lived in Quail Crossing for 4 years. My wife and I are both retired and moved from Newport, Rhode Island to Andover to be close to family.

We enjoy Golf, going to the Y and exploring all that Kansas has to offer.

Tim Bally

My wife, daughter and I moved to Quail Crossing a year ago and I became a Board Member at Large

this past January and I also serve on the Landscape Committee.

I am a native Kansan, I went to high school here in Andover and attended WSU.

I managed the concrete polishing and commercial gymnasium wood flooring divisions of my family's flooring business based in Wichita.

I enjoy doing things with my family and we spend a lot of time attending our daughter's gymnastic meets. I love my sports, never miss watching my Jayhawks, Shockers, Chiefs, Royals & RedSox.

Rick Pfeiffer



I am a new Board Member at Large on the QCHOA board and currently serve on the Finance Committee.

I have lived in Quail Crossing for nearly six years as my wife and I moved here upon the advent of our first grand-daughter. Family is very important to us both and we enjoy the playground and lake with our now four grandchildren.

I accomplished my graduate work at KU and when the weather is nice you will see me on occasion driving my fifty-six Chevy which I greatly enjoy.

Why You Should Not Scalp Your Lawn

Many people believe that scalping their lawn is the way to go. After all, if it's mowed super low it doesn't have to be mowed as often. What's they harm? Well it is perhaps the worst thing you can do to your grass. One problem is that grass blades photosynthesize to provide food to the roots. By chopping off the majority of this blade, you reduce the amount of energy the roots receive, and this makes for a weak lawn that is more susceptible to stress, insects and disease. Another problem with scalping is it encourages weed growth. Without the dense grass blades to block light, weed seeds are allowed to germinate and grow. In a scalped lawn, weeds can quickly dominate.

The recommended height setting on your mower is one of the two highest settings possible and to mow often enough so the clippings are chopped into a fine mulch and not big piles of grass in your yard. Look at the lush green yards next time you are out for a walk and take note of their grass height.



HELP KEEP OUR LAKE BEAUTIFUL

Well, it's that time of year when more and more of us start taking advantage of our neighborhood's greatest asset, our lake. Not only for the residents who live on the lake but also those that use it. Living on the lake, I truly enjoy watching the families out in the evenings after dinner, fishing, walking, walking dogs or just sitting on a bench and watching the ducks.

So, since the lake means a lot to each of the residents in their own way, here are just a few things to keep in mind when you are out there.

If you are walking your dog, please have them on a leash and pick up their deposits.

Please remember to take your trash home with you when you leave.

There is absolutely no swimming or boats permitted in the lake, the only boats allowed are of the remote control type.

If you are fishing, there are a few things to remember. All fishing is catch and release. This means take a picture of your catch, then put the little guy back in the water, not on a stringer or in a cooler. Netting of fish is not permitted. If you take line off of your reel, be sure to pick it up. Not only does it get caught up in the lawn maintenance equipment, but our lake wildlife can become entangled in it and possible choke/drown. If you cut off a hook or lure, take the old one with you so that no person or animal gets a hook in their foot (I see lots of barefoot kids out there in the summer).

Lastly, be courteous of family homes on the lake without fences, their yards are not common areas and should not be used as such.

Thank you, and let's have a fun and safe summer at the lake.

LET US KNOW IF YOUR EMAIL ADDRESS HAS CHANGED

Your email address is important, not only to us, but also you. Quail Crossing has a mass email alert system set up to notify residents of alerts. Anything from a lost pet to a break in can be sent out quickly via this system. It is also how we keep in contact with you concerning newsletters, a resident voting ballot and meeting notices. So, if your email has changed or you wish to add a family member to the list please send the information to Alan Brown - arbrown@butlercc.edu or Amber Bush - amber@homeownermgnt.com

QUAIL CROSSING COMMUNITY BUSINESS DIRECTORY

Here is a list of resident owned community businesses taking advantage of free advertising in the QC newsletter and letting 160+ homeowners know about their services and products. We are aware that a number of our community members own their own businesses and here is how to add your business' name to this no-cost listing. Submit your company info to mpcunningham75@amail.com. Include: business name, address, phone number, email address, what services/goods you sell, contact person at the business and any discounts you are willing to offer fellow QC residents. Also, if you have a logo send as a jpg. Logo and info must fit into the space provided below. Listings represent an unpaid service to community members and not an endorsement by the Quail Crossing Homeowners Association or its Board.



Gary & Lisa David 316-733-9689 office Landscaping & Mowing jayhawklandscapes@cox.net

Sprinkler winterization, blowout & back flow testing Family Owned & Operated Since 1998 ox use



BABYSITTING - Sara Weber

CPR & First Aid Certified Loves children 8+ years experience 316-737-9431 sweber112598@yahoo.com



Brett Hartley

Professional Life Coach Free Pre-session 316-990-5488 coachbretthartley@gmail.com

Dream + Plan + Action = Success



Michael Young

Financial Advisor 550 N. 159th St. E. Suite 153, Andover, KS Bus. 316-733-4653

michael.young@edwardjones.com



Hardwood Flooring & **Concrete Polishing** Tim Bally 316-519-7507 timbally@vahoo.com

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