



Quail Crossing Homeowner's Association Newsletter-Spring 2016
Correspondence with the Association: P.O. Box 966, Andover, KS 67002
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Board of Directors: **President-** Chris Robrahn, 733-0223, fplanner@cox.net or crobrahn@cox.net , **Vice-President-** Jeanie Shackelford 633-1599, jeanieshackelford@cox.net, **Treasurer-** Mark Egger, 323-4916, mepe1062@msn.com. **Secretary-** Craig Kamman- CFKamman@gmail.com , **Welcome committee chair** –Mark Egger, **Newsletter Editor-** Alan Brown, 617-2789, 218-6279 (work) arbrown@butlercc.edu, **Landscape and Design Committee-** Chris Robrahn, Alan Brown, Michael Wilcox, 618-5911, mw2813@yp.com. and Michael Cunningham- 733-6115, mpcunningham@cox.net **At large members-** Peter Heller, 927-2983, kaheller@gmail.com, Daniel Lee, 371-9727, hawkfan4169@gmail.com , **Webmaster-**Cathy Wilcox (non-board volunteer)

BOARD MEETINGS

The QC board met for its annual all member meeting on January 14. It was a small group that attended beyond the existing board members. Presumably, this means that community is reasonably happy with the activities of the current board and our management company HOA Management services. The existing board members up for reelection (Alan Brown, Michael Cunningham, Mark Egger, and Daniel Lee) were reelected to another two-year term on the board. There were no additional members of the community that volunteered to serve on QCHOA board this year. Pictured below is the 2016 QCHOA board of directors.



QCHOA 2016 Board of Directors: (left to right) Alan Brown, Michael Cunningham, Jeanie Shackelford, Michael Wilcox, Peter Heller, Chris Robrahn, Craig Kamman, and Mark Egger. Daniel Lee (not pictured).

Since the January meeting, the board has met monthly. Reoccurring issues include updates and continuing monitoring by the community of Westar's efforts to remediate the gasoline leak along Mountain street. They removed additional soil and continue to monitor the hydrocarbons in resident and other wells on a quarterly basis. Preparation for Dunk Your Junk, Compliance issues, and now preparation for QC's summer fun day and fishing event for QC kids. **The board is also weighing the type and cost of new playground**

equipment. The wooden set we now have is original to the community (20+ yrs). Alan and Nancy Brown has reroofed it, stained it several times, and stabilized its foundation. It still leans to the north due to south winds and increasingly creaky joints. While it is not in danger of falling over, it is probably due for replacement to better attract young families that look for such an amenity for their young children. The board is looking at a commercial grade steel and plastic set, green and brown colors, with two slides, a partial plastic roof for shade, and several climbing functions. The cost would be about \$16,000. While some general community funds could be applied to this cost, it would require a **special one-time assessment of about \$100** per property owner to pay for it. This would require a special vote by community members to approve this purchase. Look for a ballot in the mail to vote “yes” or “no” for funding this community improvement.

DUNK YOUR JUNK-SPRING 2016

Again this year, QCHOA sponsored another spring cleaning event with four dumpster’s worth of junk being hauled away (March 17-20). QC residents dumped unwanted and worn out items for disposal at the community’s expense. It was also an opportunity to hunt for used, but useful items. The give and take of these events benefits all who participate. This year’s event as in past years, resulted in trashed items that are not allowed, despite a sign listing forbidden items. These included a large TV and paint cans. Please follow the rules to keep this attractive service available to our residents.



TALL FESQUE GRASS-GIVE IT SOME LENGTH

Tall fescue is the grass found in most of the yards in QC. It is a grass that likes cool weather and needs some water. Most important to keeping fescue healthy is not too cut it too short. Mowers should be set at no lower than 3 inches to allow strong photosynthesis and deep root development. **Cutting it shorter is damaging your lawn.** Tall fescue shades invading Bermuda grass and deters other weed seeds from sprouting. Give your fescue more headroom and your yard won’t look scalped every time you mow. Your yard will look much better without much more work. You have to water fescue, but twice-a-week for a longer period will soak in and evaporate less than more often superficial watering. Deep watering early in the season will also strengthen fescue’s roots to snap back after the inevitable heat of late July and August.

BACK YARDS COUNT TOO-ESPECIALLY ON THE LAKE

The street view of our properties is how visitors and prospective purchasers see our community. However, your backyard neighbors have an expectation the back of your property will be maintained as well. Their view of your property should not include piles of junk or un-mowed and weedy spaces. Take pride in your property and keep all of it in good shape. Those properties with backyards around our community lake are held to a higher standard because you enjoy the beauty of our lake full-time and your yard is on display to all of the QC community. You are expected to keep your back yards grassed and mowed, your fence lines and the communal side along the back of your property edged. Our property manager is checking the lake area to insure these backyards are being maintained. **Lake lot owners-keep up your backyards!**

EXTERIOR CHANGES TO YOUR PROPERTY MUST BE APPROVED BY QCHOA

Every year in the spring, this newsletter reminds QC residents that they must submit a request to the QCHOA to: add a shed, change the color of your house, put in a fence, add a deck or make major landscaping changes. This is old news to long term residents, but properties in QC have sold briskly this spring and new owners often start making exterior improvements without HOA approval. This review is necessary to insure projects meet the requirements defined by our covenants. This form is on our website: www.quailcrossingandover.com, where both a summary of covenants and the full legal verbiage of the covenants may be found. While those who want to start something yesterday might grumble, this review keeps your neighbor from painting their house lime green, installing an unanchored barn-roofed shed that does not match the color and the roofing of their home, or installing a fence made out of old freight pallets. Please submit the form before starting your project to avoid having to tear something down which is not covenant compliant. If you install a shed it must be properly maintained like the rest of your property.

SPRING 2016 QCHOA YARD OF DISTINCTION AWARD

QC's Landscape and Design Committee met Saturday, May 7th, to consider properties for the Spring Yard of Distinction. We were stopped by a vigilant community member asking if they could help us. Four guys in a truck slowly driving around QC "casing" homes looked suspicious. This happens fairly often when we look at homes for the award. It indicates our community members are looking out for us all. Bravo to the lady that asked what we were doing and all those before her!! This spring's award went to John and Mary Rawcliffe of 2006 N. Colt Ct. They received a \$25 gift card from Outdoor Living Center at Treescapes on Andover Rd. Honorable mention went to 1019 Mountain. The committee noted that there has been a significant improvement in yards in the last year. QC's revised covenants that permits liquidated damages against homeowners that refuse to adhere to covenants concerning landscaping requirements has probably increased compliance. This has boosted the conditions of the properties in QC to the benefit of all.



Spring 2016-Yard of Distinction- 2006 N. Colt Ct. QC landscape and design committee members Michael Cunningham, Michael Wicox, and Chris Robrahn (left to right) and flank the award sign



QC Spring 2016 Yard of Distinction home of John and Mary Rawcliffe, 2006 N. Colt Ct.

YOUR QCHOA DUES KEEP THE LIGHTS AND PUMPS ON AND THE GRASS MOWED

Quail Crossing's semi-annual dues of \$112.50 should be paid promptly when your bill is received at the end of June. HOA handles dues collection for the community. Late penalties are incurred when dues are not paid on time. Several liens have been filed at the county court house against properties that have accrued unpaid dues. Liens show up negatively on your credit ratings and must be settled before selling or refinance. QC has significant areas of common space to be enjoyed by all our members. The commons must be mowed, edged, weeded, fertilized and the sprinkler systems and pumps maintained to keep them attractive. We pay property taxes, insurance, state registration fees, electricity for the lights and well pumps, HOA management fees, and attorney fees as needed. Additionally, \$100/yr. funds our Yard of Distinction program and another ~\$400 for the summer kids fun day and fishing tournament event. This year, QC experienced additional costs to replace the lakes west entrance sidewalk. A consultant representing the community's interests in the NuStar gasoline leak clean-up was largely paid for by a one-time special assessment last January. Future projects we need to fund include replacement trees on the commons, a light and receptacle for the west entrance monument, and geese deterrent measures at the lake to prevent further damage of the grass around the lake. The QCHOA has been very frugal with the QCHOA assets to avoid raising dues and to get the most value for the community's money. **PLEASE PAY YOU DUES ON TIME WITHOUT ADDITIONAL LETTERS AND LATE FEES.**

GASOLINE REMEDIATION UPDATE

Jeanie Shackelford, QC Board

Since the last update, KDHE has posted the third quarter 2015 water monitoring report and the soil excavation results report on their website link below. Residents may access the public documents at the KDHE website to learn more about the site history and view maps depicting well test results. Based upon feedback from the HOA's environmental consultant, the HOA has questioned the reliability of the quarterly testing methods employed for private wells. NuStar has not provided a satisfactory response to those questions. The HOA and many residents opposed the limited scope of the soil excavation that took place in October 2015. The recently received excavation report includes some photos. The HOA has requested all photographs to further evaluate the impact of soil cleanup efforts, but NuStar has refused to provide all photos and asserts the few photos provided were representative. The HOA will notify residents when the plan to clean up groundwater is posted. At that time, the HOA environmental consultant will review the plan and provide a report for residents.

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

SATELITE DISHES ARE OK, ROOF ANTENNAE ARE NOT

As ATT has swallowed up DirectTV choices for access to television programming are down to a few options. Nothing is cheap. If you opt for a satellite dish, they should be positioned at the back of the property where it is not visible from the front. If you have decided to ditch a dish/cable for the free airway broadcast channels you must limit your antennae to an indoor unit or you may hang a large one in your roof attic. **QCHOA covenants prohibit exterior antennae on the top of your roof.**

VENDOR SIGNS SHOULD NOT BE POSTED IN QC YARDS

Readers may be tired of this topic in the newsletter, but we still have people advertising vendors with placards in their yards. This practice is prohibited by our covenants. These signs are unsightly and commercialize our community. QC residents should not have to endure advertising in our neighborhood. Refuse requests to post these signs on your property. Our covenants do **allow temporary political signs**

regarding candidates for public or association office or ballot questions.” Please be reasonable with political signs; one is tasteful, many are not. When a candidate has bowed out so should their signs.

DRIVING ATV OR GOLF CARTS ON QC STREETS

Andover city ordinances permit golf carts or ATV vehicles to run on city streets (including QC) only when a permit has been issued by the city. Drivers must be licensed and insured to do so. If you are just taking these vehicles out on the street, you are at risk for a ticket and potentially at high financial risk if an accident occurs and your vehicle is not properly licensed and insured.

IT’S DONE!!!! PAVING OF 159TH

The Quail Crossing west entrance onto 159th St. and all the paving south to the turnpike overpass bridge to the south are completed. It took a long time, but only grass seeding and tree planting along 159th remains. For those that remember, 159th was barely a two lane gravel track between two very close and dense hedge rows fifteen years ago. A wide sidewalk now accommodates walkers and bike riders. The east-west biking/walking path that crosses 159th south of QC is an added amenity that benefits QC and other adjacent communities. The speed limit has been raised back to 40 mph. The QC board is working on new solar LED spotlight for the entrance monument into QC. Trees will be planted this fall long along 159th. A gripe for some is the two humps that lead into QC prevent you from taking the corner at 30 mph; Oh Well.

THE TREES, THE TREES, THE 2in DIAMETER TREES

Every spring (and fall), the QC landscape and design committee reviews the community properties for landscaping requirements. The chief issue besides lawn condition is whether properties have the three two-in diameter trees in the front yard that are mandated by QC covenants. Two inches means 2 inches across the trunk measured one foot off the ground. If you are lacking a tree at least that size, do not chisel on getting the correct size. Sizes and styles (ornamental, shade, evergreen, dwarf) of trees beyond the minimum are at the owner’s discretion. Trees add value and texture to your property. It is shame to see trees die for lack of care. They need to be watered in all seasons when it gets dry. A mulch ring around trees will speed their growth by 2-3 times. Throw some fertilizer in the ring a few times a year to provide all the inorganic nutrients for trees to grow fast. Then sit back to enjoy the view and the shade.

PROPERTY PROTECTION WHILE ON VACATION

Fill out a form at the Andover Police station to them check your home while you are on vacation. Police will check your home twice every 24hrs both front and back for its integrity.

QC IS ON FACEBOOK

Michael Cunningham, on the QC board has set up a Facebook page for his immediate neighbors. Its address is: <https://www.facebook.com/groups/220086395029824/> Michael uses it to notify those in his cul-de-sac of impromptu “drinks in the drive” events. Neighbors bring their preferred drinks and snacks to visit with each other. This is refreshing when we tend to wave when we see our neighbors and drive in the garage and close the door. The QC board is evaluating whether to make a community wide Facebook page available to expand community communications beyond e-mails while maintaining the privacy of our members.

Robrahn's Ramblings

SPRING IS IN THE AIR: INVEST SOME TIME AND MAKE A DIFFERENCE IN THE LOOK AND VALUE OF YOUR PROPERTY.

by Christopher B. Robrahn, HOA President, Landscape & Design chair

What an awesome start to the spring season, a warm winter and the ability to get out and enjoy an early start to the spring, start landscape projects early and scout out plans for yard improvements. As a financial advisor, I'm always talking to clients about the need to save money and plan for their futures. On the side, I do the same in a physical sense as a personal trainer and in hosting my weekly web radio fitness program. The commonality is... the need to think about things long term and invest some time to achieve successes, whether that be with your money and with your physical health through exercise. The same can be said with an investment in your property. I love working outdoors and learned to "like it" (whether I wanted to or not) with the maintenance of our 2+ acres at my childhood home at the south end of Andover. Nothing like having a barn and my horses paddock landscaped. It looks fantastic and since I just refinanced my home, I know (by asking questions) how much my lawn and landscaping adds to the value of my place... plus the attention you get from those who notice can't be calculated.

In my conversations with Quail Crossing residents, I've heard many comment that they don't have the time for flowers, don't have a "green thumb" or have other priorities. I can understand many of the comments, but having a great yard doesn't necessarily mean an investment in both annual and perennial flowers or making your property the envy of the neighborhood. It can mean some simple steps, like: "I'll keep my property mowed on a regular basis (by doing so early in the morning on a Saturday) or the installation of a couple of new landscape beds with some new shrubs. Creativity can go a long way as well. We have all kinds of examples in the neighborhood of neighbors who have gone the extra mile to showcase aspects of their homes. It helps to make Quail Crossing an attractive place to live.



Perennial flower gardens provide recurring color each year. If you take a little time and work your bed each year to rid weeds, your flowers will look radiant year

If you do start some major projects, like fencing or change the paint color of your house, don't forget to fill out a "landscape change" form on the website. www.quailcrossingandover.com or simply e-mail me at: fplanner@cox.net. We are here to help you and give you input if you should wish it.

QUAIL CROSSING COMMUNITY BUSINESSES

Here is a list of community businesses taking advantage of free advertising in the newsletter. Add your business' name to this list by submitting a maximum of 5 lines of text to arbrown@butlercc.edu. Include: business name, address, phone number, what services/goods you sell, contact person at the business and any discounts you are willing to offer fellow QC residents. Listings represent an unpaid service to community members and not an endorsement by Quail Crossing Homeowners Association or its Board. We are aware that a number of our new community members own their own businesses. Send in a no-cost listing to get your business information to 160+ homeowners.

Babysitting- Sara Weber (17 yrs.), much babysitting experience, loves kids, knows CPR, sweber112598@yahoo.com, 440-8944.

C and D Construction, Craig Glass, 316-213-5323, Home building, renovations, and repairs. canddconstruction@yahoo.com. “Your Exterior/Interior Solutions Provider”

Edward Jones, Michael Young, Financial Advisor, 550 N. 159th St. E, Suite 153, Bus. 316-733-4653, cell 316-204-9375. michael.young@edwardjones.com

Hartley Fitness, Brett and Lynda Hartley-We offer in-home workout programs such as P90x, Insanity and Turbofire. Coaching is FREE with purchase. 1312 W. Gambels Ct, www.beachbodycoach.com/corsair86, p90hartley@gmail.com, 316-990-5488.

Jayhawk Landscaping- Sprinkler winterization (blowout), Sprinkler backflow testing, landscaping and mowing. Gary David-owner, 733-9689 office, Store: (Hrs 8:30-5:30 Fri & Sat) 733-6719, 1618 N. Main, Andover.

LET US KNOW IF YOUR E-MAIL ADDRESS HAS CHANGED

We use e-mail to alert members to the posting of new newsletters and to other community alerts. HOA services asks new residents for their email contact information when they move into QC. However, if you change your email address after that, you are lost to our system and isolations you from community information. Please get your new email address to newsletter editor, Alan Brown, at arbrown@butlercc.edu or Amber Bush of HOA Management Services (amber@homeownermgnt.com)

WATER YOUR TREES WHEN RAIN IS LACKING TO KEEP THEM GROWING AND RESISTANT TO HEAT DAMAGE/DEATH THIS SUMMER. TREES ARE EXPENSIVE TO REPLACE, TAKE CARE OF THOSE ON YOUR PROPERTY.