**Quail Crossing Homeowner's Association Newsletter-**

Summer-Fall-Holiday 2016

Correspondence with the Association: P.O. Box 966, Andover, KS 67002

Website: www.quailcrossingandover.com

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

Since the spring newsletter, the board and subcommittees focused on community finances considering how to fund needed repairs and improvements. It was concluded that raising the annuals dues, rather than a onetime assessment was the best approach. QCHOA members were sent a ballot to vote for/against a dues increase of \$49 annually in two \$24.50 semi-annual payments. This raised semi-annual dues from \$112.50 to \$137. While the board does not need get a member vote to raise operating dues for the community, a majority that responded to the ballot voted for the increase to accrue sufficient funds for a new playground, repair of the 21st street wall, a lake fountain, trees for the commons, and a reserve fund for emergency repairs or other community needs. An example of an unexpected expense was the board's decision to pay for an independent sampling and testing for hydrocarbon contamination of wells in the area of the gasoline pipeline leakage. It was thought that it would be wise for QCHOA to corroborate NuStar's testing with an uninterested, third-party laboratory. This \$\$\$ and showed that 2 of six tested wells had higher contaminants that were reported by NuStar for those same wells.

The board voted to spend \$350 to get a high end solar light to illuminate the west entrance. The old solar light had disintegrated and was inadequate to illuminate the west entrance after 159th street paving was completed. The light to be acquired is similar to that below.



QC SUMMER FUNDAY

On June 25th QC had its 4th annual Summer Funday and Fishing Tournament. The spearhead for organizing and executing these events has been QC board member, Mark Egger and his wife Pam. This year's event attracted 18 kids for the scavenger hunt and 14 kids fishing in the tournament. See pictures below:



Squirt guns loaded



Squirt guns in action

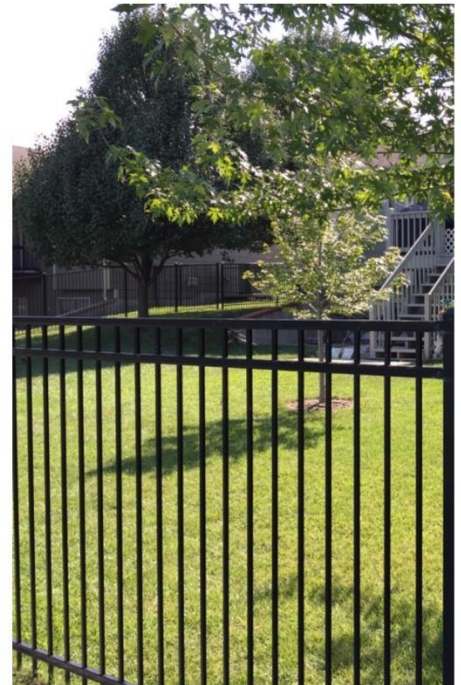
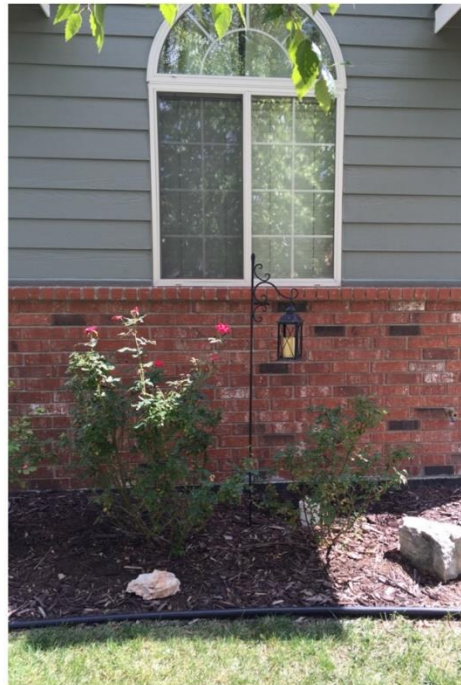
STILL BIG FISH IN THE LAKE

Many of you may remember we had a significant fish kill in the spring a few years ago that killed ~ 30 large catfish. QC resident/board member Mark Egger proved this summer that there are still some big ones in the lake as evidenced by the adjoining picture.



SUMMER QCHOA YARD OF DISTINCTION AWARD

QC's Landscape and Design Committee met in August to consider properties for the Summer Yard of Distinction. This Summer's award went to John and Karen McCalla of 1922 N. Quail Crossing. They received a \$25 gift card from Outdoor Living Center at Treescapes on Andover Rd. Honorable mention went to 1019 Mountain.



QC Summer 2016 Yard of Distinction home of John and Karen McCalla, 1922 Quail Crossing.

FALL 2016 QCHOA YARD OF DISTINCTION AWARD

QC's Landscape and Design Committee met in October to consider properties for the Fall Yard of Distinction. This Fall's award went to Bryan and McKena Kissack of 1916 Remington Ct. They received a \$25 gift card from Outdoor Living Center at Treescapes on Andover Rd.



QC Fall 2016 Yard of Distinction home of Kissack's at 1916 Remington Ct; with the award sign is Chris Robrahn, QC president.

IT'S WINTER- BUT YARDS ARE STILL RELEVANT

It is evident this time of year what kind of grass you have in your lawn. Fescue grass was still quite green after several hard freezes. If your yard has invading Bermuda grass it died and turned white. If you have a mix of green and white patches then it is very evident this time of year that you have a mixed bag of grasses. While fall is probably a better time to kill Bermuda and reseed in a hearty, reduced-water strain of fescue. It is still possible in the spring but you need to start in early March to get fescue strong enough to take the summer heat. If you have large established patches of bermuda you will have to kill them off with glyphosate (Roundup) or other herbicide, wait until it dissipates, then replant. If you are only fighting a creeping incursion from another yard, you may be able to keep in in check with a product like Bayer's Bermuda control. Now is the time to plan your attack. If you have dog, **you should regularly clean up its droppings so the downwind neighbors don't have to smell them** constantly, particularly in the warmer months.

Another yard issue in QC is that if you do not catch your grass clippings you should be careful about where your mower blows them. Clippings should be blown into your yard so they can decay and return nutrients to your yard. You should not be blowing your grass into the street/gutters or onto sidewalks. It is tempting to let the Kansas wind blow this grass elsewhere after it dries and avoid the extra labor it takes to keep both the sidewalk and our streets clear of grass. This is not the way QC properties should be maintained.

Another indication of an ill-kept property is grass growing in the sidewalks and drives. The pictures below were taken here in QC this fall.



Clippings from the gutter into the QC



Sidewalk un-edged and covered with clippings



Grass in your driveway cracks

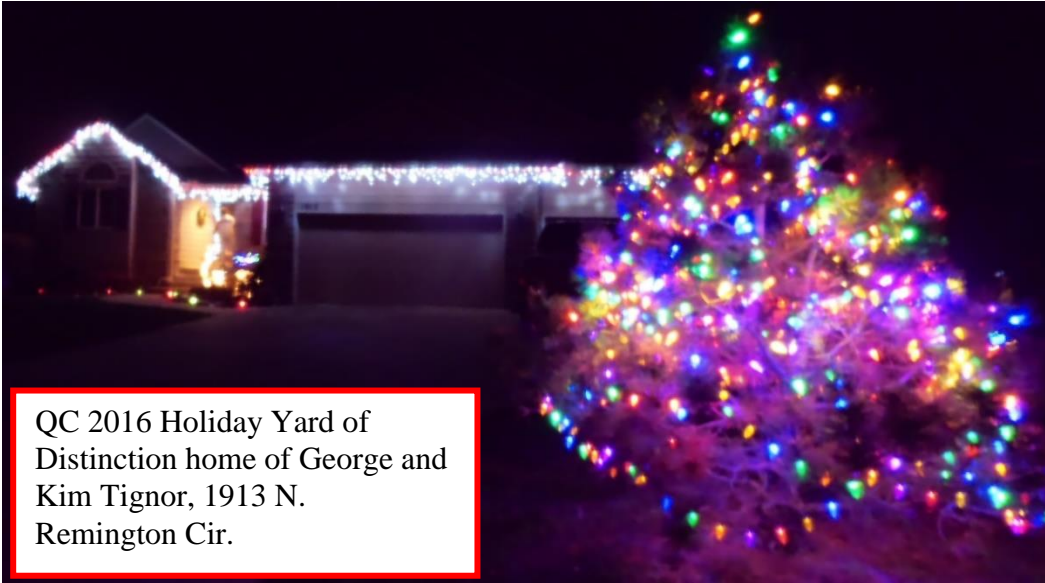
BASKETBALL GOALS IN THE STREETS

Most QC residents have their basketball goals located in driveways. There is a city ordinance against impediments in the street that inhibit traffic and endanger public safety. Basketball goals that are physically in the street are in violation of that ordinance and could be ticketed for the offense. Those sitting on the curb but are set up for play to occur in the street, while not against the law, are at risk to both players and vehicles trying to operate on that street. Homeowners carelessly ignoring common sense safety in goal placement could easily become the object of a civil liability suit for personal injury or property damage from a goal located too close to the street.



HOLIDAY LIGHTING AWARD

This holiday season, the QC landscape and design committee members convened to consider QC for their Holiday lights and displays. The 2016 year's winners were John and Kim Tignor of 1913 N. Remington Cir. They were noted for having attractive displays both in their front and backyard facing the lake. As every year 1602 W. Browning has a tremendous holiday display every year.



QC 2016 Holiday Yard of Distinction home of George and Kim Tignor, 1913 N. Remington Cir.



Holiday QC award winner George Tignor, flanked on the left by QC board members Mike Wilcox (left) and Chris Robrahn (right).

A LITTLE MORE FESTIVE



For a number of years QC has had holiday lights on our front entrance put up by QC president Chris Robrahn. This year QC has invested in some wreaths for our front and west entrances, as well.



Robrahn's Ramblings

DON'T THINK "WINTER" IS THE SEASON TO FORGET YOUR LAWN AND LANDSCAPING

By Christopher B. Robrahn, HOA President and Landscape & Design Chair

So the cold winds of winter are "howling" and things like watering, flowers, mowing and the planting of trees and landscape projects are just something we can worry forget until winter. Correct?

Actually the answer is "no". Many of our neighbors on Beretta Ct. know me as "a diligent mower" (and I'm being polite...). Really enjoy mowing my lawn and even include a "mid-winter mow" in January to clean up leaves and leave my fescue lawn with a "fresh look", even though the grass is mostly dormant.

Mowing isn't essential, but winter care of grass and trees is. If we haven't received any moisture as rain or snow, it is very important to water both your trees (they use water even if they are dormant) and your grass to insure they come back strong in the spring. I also make sure young trees are mulched appropriately, especially if trees were planted in the fall.

For me winter is all about a changeup. Spring, summer and fall are times we employ our time and make projects and plans a reality, but winter can be a great "planning season" (and I've done a lot of that). I go to nurseries like Tree Top Nursery, Johnsons and Trees capes (and others are certainly available) and ask questions about anything about trees, flowers, my landscape pond options, outdoor lighting and ideas for new landscaping. The Wichita garden show the first of March usually on my agenda and gets me all ramped up for what I want to achieve in my own lawn. It can be a very healthy (and financially beneficial) way to invest in your home for 2017.

I heard one neighbor say, "glad I don't have to mow my lawn at this time of year"... my thought is, "lawn maintenance continues during the winter, but just a change up. Give your lawn some curb appeal this year through planning NOW!

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 isolates you from community information. Please get your new email address to Management Services (amber@homeownermgmt.com).

QUAIL CROSSING NEWSLETTER UNDER NEW EDITORSHIP- 2017

After writing and editing the QC newsletter for the last 15 years, it is time for a new editor. For a variety of reasons, I struggled to get out two newsletters this year instead of the customary quarterly editions. It was my goal these many years to inform our residents about bettering their properties and the quality of life in our community. At this writing, a new editor has not been identified. Alan Brown.

WATER YOUR TREES THIS WINTER WHEN RAIN/SNOW IS LACKING TO KEEP THEM HEALTHY THROUGH THE WINTER SO THEY TAKE OFF IN THE SPRING WITH A MINIMUM OF WINTER KILL. TREES ARE EXPENSIVE TO REPLACE, TAKE CARE OF THOSE ON YOUR PROPERTY.