

**Quail Crossing Homeowner's Association Newsletter-Winter 2015**

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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

QC board met in July, skipped August, and resumed regular monthly meetings in September. Every meeting has included an update on the gasoline leak and subsequent clean-up in QC. The QCHOA has hosted several informational meetings and about NuStars plans to remediate the gasoline leak that occurred more than 3 years ago. QCHOA VP, Jeanie Shackelford has been the board's primary liaison between the NuStar, the state government's KDHE department, and the QC community. To date: re-excavated the leak site to remove more contaminated soil and repaired the effected section of Mountain street. Monitoring wells in the area are still being sampled for contaminants, but the KDHE has not published results from monitoring wells for several months. Consequently, it is unclear what level of gasoline contamination of the soil remains.

The board has reviewed and rejected a couple of requests for temporary rentals in the community. The QC covenants prohibit rentals of properties in QC. The covenant gave the board discretion to allow temporary rentals (1 year) under special circumstances (ex. Military temporarily stationed elsewhere, but returning). The association's experiences with these short term rentals has been negative. The owners expect extensions of their temporary exemptions and they do not come back. These requests became a stall for the homeowner to delay selling their home for a future improvement in the real estate market. The current board is entertaining the idea that the no rental covenant might be modified to allow NO exceptions to the NO RENTAL covenant in Quail Crossing. The no rental covenant was instituted to protect homeowner-occupied properties from the negative impact of private or corporate investors, buying up single family homes like those in QC for investment purposes only. Leasers of such homes have no incentive to maintain either interiors or the lawns and landscaping of these properties. The properties decline in condition and value which hurt the property values of all in the community. The elevated turnover of in people of the community that comes with rentals is destabilizing for QC, as well.

**COME TO THE HOA ANNUAL MEETING-JANUARY 14, 1016
CONSIDER JOINING THE QC BOARD OF DIRECTORS**

Quail Crossing's annual all-member meeting will be on Thurs. January 14th at 7pm at the Peace Lutheran Church, east of QC on 21st Street. The meeting will include a review for last year, a projection of what we want to accomplish next year, and a vote for returning and new members of the community's governing board. Board members serve a two year term and may be re-elected thereafter. The board meets monthly, but goes on hiatus over the summer. New members generally serve as at-large members the first year, but may get involved in any project they choose.

QCHOA DUES- ARE DUE

Quail Crossing's semi-annual dues of \$112.50 should be paid on or before Jan 1, 2016. At \$225/yr, QC compares favorably in cost to other HOA-governed communities in Andover (North Meadow, \$150/yr, Crescent Lakes- \$360/yr, Monarch Land ing-\$300/yr, Caywood, \$170/yr. 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 ~\$200 for the summer kids funday 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 NuStar gasoline leak clean-up which 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 vary 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.

IT HAS BEEN A YEAR SINCE QCHOA HAS HAD COVENANT AUTHORITY TO ASSESS "LIQUIDATED DAMAGES" FOR REPEATED AND FLAGRANT COVENANT VIOLATIONS

At the annual QC meeting last January a group of new covenants was approved to ultimately improve the community. These were summarized in two prior newsletters and can be found in both summarized and legal versions at our website: www.quailcrossingandover.com . Chief among these was a provision to assess liquidated damages against QC homeowners who ignore requests from our management company (HOA Services, 316-351-7650) to correct QC covenant violations. After a series of friendly requests, a warning that liquidated damages are going to be assessed, and a final notice with a start date for assessment of damages are in place. The liquidated damages are \$50/day up to \$500/month and then repeated for subsequent months of non-compliance. Non-compliance followed and non-payment of liquidated damages leads either to a collection agency coming after the homeowner or a lien against their property for the sum of the damages. Prior to this provision, getting homeowners to abide by covenants was difficult for the QC board to enforce. Repeated reminder letters, sometimes spanning more than a year were insufficient incentive for homeowners to plant or replace required trees, keep their yards mowed, edged and watered, keep their trash cans stowed, and their properties repaired. The QC board prefers voluntary compliance to covenants without repeated written requests (it costs QCHOA more \$\$ for this correspondence). However, it is now empowered to financially press for covenant compliance. These community rules protect the integrity and property values of all our community's members.

STAY OFF THE QC LAKE ICE

January and February are when the QC lake can freeze. Please remind your kids to stay off the ice to prevent them from becoming a winter drowning statistic. Last year a child was observed standing out on the ice trying to crack it with stones from the bank!!! The stones need to stay on the bank for erosion control. If and when we get some snow, sledding down the lake's steep banks on to ice can be equally dangerous.

QC FALL 2015 YARD OF DISTINCTION AWARD

The landscaping and design group met in October to judge homes for the Quail Crossing Fall 2015 Yard of Distinction award. The fall's award winner was Linda Wells of 1953 N. Marlin Ct. She received a \$25 gift card from Outdoor Living Center at Treescapes on Andover Rd.



QC Fall 2015 Yard of Distinction home of Linda Wells, 1953 N. Marlin Cir.



Fall 2015-Yard of Distinction- Chris Robrahn (left) and Mike Wilcox flank the award sign at 1953 N. Marlin Ct.

GASOLINE REMEDIATION UPDATE Jeanie Shackelford, QC Board

At the September 29, 2015 public meeting held by KDHE and NuStar, the HOA presented a list of residents' concerns and reasons for opposition to the limited scope of the soil excavation plan, along with 77 petition signatures supporting the opposition. Many residents were also present at the meeting to voice questions and concerns. The HOA asked that soil excavation not proceed until the information requests and residents' concerns were addressed. However, with KDHE approval, NuStar proceeded with soil excavation in October. The excavation was limited to areas on either side of the pipeline corridor under Mountain Street. The contaminated soil below the pipeline remains in place because NuStar did not remove the pipeline for excavation. The HOA continues to seek and review information as it becomes available. The HOA has also requested that NuStar resume notifying the HOA when it plans activities in the neighborhood. The HOA will notify residents when it receives such notifications and when the HOA's environmental consultant is able to complete his review and report his findings on the groundwater remediation plans.

REMINDER-VENDOR SIGNS SHOULD NOT BE POSTED IN QC YARDS

When service providers ask to post a sign advertising their business on your property during or after the work decline the offer. They are unsightly and commercialize our community. QC covenants prohibit advertising sign in yards. 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.

QC HOLIDAY 2015 YARD OF DISTINCTION AWARD

The landscaping and design group met Dec. 20th to judge homes for the 2015 Quail Crossing Holiday Lights of Distinction award. This year's winners were Joshua and Jacqueline Franklin of 2027 N. Ruger Ct. They received a \$25 gift card from Outdoor Living Center at Treescapes on Andover Rd.



QC 2015 Holiday Decorations award home of Joshua and Jacqueline Franklin of 2027 N. Ruger Ct.



Holiday QC 2015 award winner Josh Franklin of 2027 N. Ruger Ct flanked by Chris Robrahn and Mike Wilcox.

OTHER HOLIDAY LIGHTS IN QC



Last years's winner- ineligible this year



GEESE MOBBING THE QC LAKE

QC's lake hasn't frozen significantly yet this winter; consequently, geese have over run the lake. Due to warmer winters, they have not flown further south to more open waters. They have eaten all the grass around the lake. Their excrement fouls the grass, the sidewalks and the lake water. All that organic matter in the lake may lead to early algae blooms in the spring. Geese are federally protected waterfowl, but in urban areas like ours, they are a nuisance.



Geese lounging on QC's Lake



Scared off the lake with hand clapping

REMINDER- QCHOA IS SERIOUS ABOUT GETTING TRASH CANS AWAY FROM THE FRONT OF QC HOMES- LIQUIDATED DAMAGES PENDING FOR THOSE IGNORING THE COVENANT

A year after covenant changes that require homeowners to store their trash cans out of sight (not in front of the house or garage), some QC members continue to leave them parked in front of the house/garage. Doing so give the impression that you care more about your trash than an attractive abode. Trashy is not be how QC should be viewed. Please store them at the side of the house, in the garage, behind the house/fence or behind a fence screen. The covenant in part states: *“Trash must be collected regularly with cans put out only immediately before pick up day and stored at all other times so as not to be seen in front of the home or garage.”*

PAVING OF 159TH

The Quail Crossing west entrance onto 159th St. has been open toward 21st street for some time. The sidewalks and guttering are all functional. Paving to the south now reaches all the way to 13th Street but sidewalks have not been finished much past QC yet.



159th mid-mile, looking southward toward 13th St. to where concrete paving is completed



159th mid-mile looking north toward Quail Crossing West entrance in the distance

ROBRAHN'S RAMBLINGS MAKE YOUR TREE SELECTION AN EFFECTIVE ONE FOR YOUR YARD

By Chris Robrahn, HOA President & Landscape & Design

As we all know, Quail Crossing covenants provide for 3 trees in each front (or side) yard for each home in the community. The inclusion of trees on your property can be a real asset to the “curb appeal” to the yard and add to the ease of sale when the property is sold to a new owner. Selection of the right kind of tree should be carefully considered based on the property size, objectives and appeal by the homeowner.

Some Quail Crossing residents may not be well versed (or that interested) in trees, landscaping or yard work. It might seem like just a “required responsibility” with home ownership. Some may enjoy gardening and landscaping, but despise having to mow the lawn every week. Just remember, the selection of the right kind of tree isn't just “landscaping” or mowing... it is something that can and will affect your property and the look of your home for years to come. Make the right selection.

I remember I learned from experience in some cases. We had “Siberian Elms” in our yard growing up. The Elms were there before our house was built and the trees remained. You knew when we had a serious storm, we would have “sticks” in the yard as the Elms had little branches and sprouts that died and fell to the ground (yuck).

We also had a “cotton less” Cottonwood” we planted in our yard. We knew what it was like to have a regular Cottonwood since the seeds would come floating in from down by our lakes in Lakeview Heights (at the south end of Andover). I also learned why Silver Maples (being soft Maples) are akin to Bradford Pear trees, in that they are at risk for damage. Buy a tree that is durable and serves a purpose as well as compliments your property by changing color in the fall, provides shade or is just a nice addition.

We've had some complaints from residents of Quail Crossing about the “three tree” requirement, claiming their property isn't large enough or (in one case) a clump of trees were planted in one place and that should serve as satisfying the requirement. All trees aren't planted for shade. You can get very thin trees for ornamental purposes (strictly) or others that just don't grow very large. I have 6 trees in my front yard now, mainly because my Gum tree is ailing a bit.... and I have plenty of room. Just make sure to plant them in a way that adds to your property, not subtracts. I'd always encourage a trip to *Tree Top Nursery*, *Treescapes*, or other nursery to check out trees and ask questions. Relying on Lowe's (which doesn't carry 2” diameter trees) isn't the wisest choice.

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 QC's email address: quailcrossinghoa@yahoo.com. 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.

UPDATED E-MAILS ADDRESSES ARE ALWAYS NEEDED

We use e-mail to alert members to the posting of new newsletters and to apprise our members of emergencies or other QC community information. We send postcards alerting our members that a new newsletter has been posted to our website which costs the community money. If you get a postcard, let us know your email, if you get a postcard AND an email, let us know so you can be taken off the postcard list. Please get this information to newsletter editor, Alan Brown, at arbrown@butlercc.edu or 617-2789.

QC VOLUNTEERS AND QC COMMENTS IN PRINT

Many in our community volunteer their time and energies to make Quail Crossing a great place to live. QCHOA would like to regularly recognize community members for their efforts. If you have done good works in the community or you know a neighbor who has, email the specifics to arbrown@butlercc.edu. This could be a community service or a kindness to a neighbor. The QC Board listed at the top of the newsletter administers the necessary functions of the community and are all elected volunteers. **Jeanie Shackelford** continues as liaison for gasoline pipeline leak issues. **Alan and Nancy Brown** put in a new support and foundation for the north end of the playground equipment.

WINTER IS HERE, WATER YOUR TREES OVER THE WINTER ON WARM DAYS SO THAT THEY ARE NOT STRESSED BY WINTER DRYNESS AND TO PROTECT YOUR INVESTMENT IN YOUR PROPERTY (~10% OF ITS VALUE COMES FROM LANDSCAPING)