**Quail Crossing Homeowner's Association Newsletter- Summer-2014**

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Email: quailcrossinghoa@yahoo.com, 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, and Michael Wilcox, 618-5911, mw2813@yp.com., **At large members:** Michael Cunningham- 733-6115, mpcunningham@cox.net, Daniel Lee, 371-9727- hawkfan4169@gmail.com, and Craig Glass, 213-5323- cglass32g@yahoo.com, **Webmaster-**Cathy Wilcox (non-board volunteer)

BOARD MEETINGS

QC board meetings, since the spring newsletter, have dealt with the following issues: 1) Bids to repair the damage to the turf on the east side of the lake that started with the drought. Soil needs to be brought in cover roots, and reseeding the grass. 2) The board is also dealing with the last of the rentals in the community that predated our **NO RENTAL** covenant. Based on its experience the current board will be unlikely to approve any 1yr hardship rental waiver that is permitted at its discretion by the no-rental covenant. **“Rent to Own”** and **“Lease to Own”** contracts do **NOT** constitute sale of the property and are **NOT PERMITTED** by QC covenants. 3) The board is reviewing bids and costs associated with cracks in the 21st street wall (mostly west of the entrance) that need repair to stabilize the integrity of that structure. 4) The board is discussing whether the community should hire an independent expert to review and advise the board on gasoline spill remediation that will be proposed. This expert review would be a significant expense that would be paid for by a special assessment of about \$40. This cost would be beyond regular dues. QCHOA sent a ballot for community members to vote whether they are willing pay this extra assessment to pay for this advice. You should have received, voted, and returned your ballot in the postage paid envelope. If approved by the board, the assessment would be binding and payable by all members of the QC community. 5) The board approved the funds (~ \$200) to replace the slide on the playground equipment. The old slide had been repaired and braced repeatedly to keep it going, but was finally too weak and sagging. A new slide with high sides in a more earthy green color has been installed. 6) Other items include: delinquent dues (liens have been filed), lack of landscaping (mainly missing trees, but also the few in the community that consistently fail to properly care for their lawns.) The later includes sporadic mowing, ill-watered, and non-edged properties. There are still many properties that are missing the 3- 2-inch minimum diameter trees. These deficiencies should be corrected soon.



The QC board is empowered by covenants to invoke special assessments like the community wide assessment (noted above and article below) and against individual property owners to correct defects like missing trees (\$500). However, the board much prefers that our residents voluntarily meet their landscaping obligations. Many HOAs have covenants that permit “fines” for lack of action on covenant mandated property conditions. While QC’s covenants do not currently provide this power, there has been some board discussion about adding a covenant amendment providing that authority. This idea is a consequence of the board’s frustration with a number of community members who have multiple letters from our management company (each costing extra community money) about covenant deficiencies. This issue may be a discussion point and

possible vote at January's all community annual meeting. **COME TO THE ANNUAL MEETING IN JANUARY TO DISCUSS POSSIBLE FINES AND OTHER IMPORTANT COMMUNITY ISSUES.**

GASOLINE LEAK UPDATE **Jeanie Shackelford, QC Board**

GROUNDWATER CONTAMINATION: NuStar is conducting quarterly testing of groundwater throughout the neighborhood this week. The last quarterly test results are expected to be posted to the Kansas Department of Health and Environment (KDHE) website within the next couple of weeks. The link is: http://www.kdheks.gov/remedial/site_restoration/nustar_andover.html. If you have any questions about the testing results, please contact Pamela Green with KDHE at 785-296-1935. A proposal to clean the underground water has yet to be received.

SOIL CONTAMINATION: NuStar recently submitted a proposal to remove the gasoline contaminated soil by excavation. KDHE is presently reviewing the proposal. The HOA will be asking residents to vote on the proposed excavation plan in the fall.

IMPORTANT NOTICE: In looking out for the best interests of our neighborhood, the HOA Board consulted an attorney regarding the contamination situation. The attorney recommended the HOA hire an independent environmental expert to evaluate the situation and assess the adequacy of proposed plans. The HOA Board has identified a qualified consultant who could provide beneficial insight and service to the neighborhood before casting votes on the proposed soil excavation. You will be receiving additional information in the mail next week on this subject along with a voting ballot regarding a **PROPOSED ONE-TIME ASSESSMENT OF UP TO \$40 TO COVER THE CONSULTANT COST**. Please review the information and cast your vote via mail. A pre-addressed stamped envelope will be provided. You are also welcome to cast your vote in person at the September 11 HOA Board meeting held at 7 p.m. at Peace Lutheran Church (405 W. 21st Street).

For any questions, you are welcome to contact me at (316)633-1599 (1309 Quail Crossing Ct.) or Chris Robrahn at (316) 733-0223 (1926 Beretta Ct.) (fpplanner@cox.net). (Editor's note: If you did not respond to therecent mail ballot, be sure to come to the Sept 11 board meeting to register your vote.



Picnicking -2014



Shooting the water balloons -2014

QC FUN DAY AND FISHING TOURNAMENT-JULY 26

QC's 3rd annual Fun Day and Fishing Tournament originally scheduled for June 28 was postponed due to stormy weather and moved to July 26th. Despite a fairly hot day, there was a nice crowd of QC families. The

events included a picnic, launching of hundreds of balloons by slingshot, a water balloon toss for longest distance, bubble making, scavenger hunt, a water balloon free-for-all, a super-soaker water fight and the fishing tournament with prizes. The sunfish were biting on corn and the big catfish (largest 24") on raw steak. It was good for parents and kids alike. Prizes for the fishing tournament were again kindly donated by [Coleman Co.](#)

See additional (different) pictures at our website.



Big bubble making



Filling Soakers, you are going to get wet!



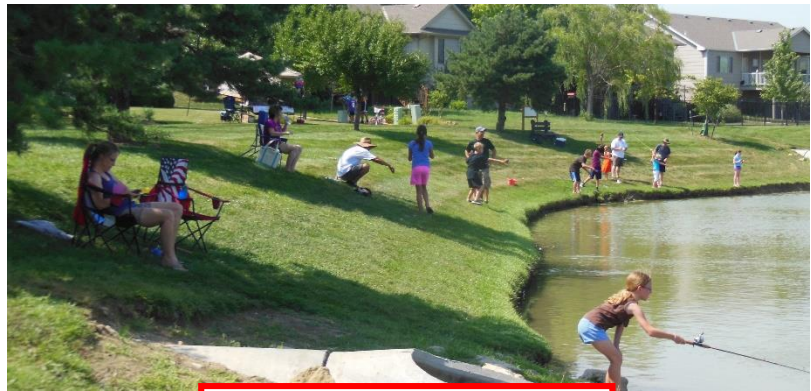
water balloon free-for-all



In line for scavenger hunt



Swinging on the playground



Fishing on the lake -2014



Biggest Fish



Pretty small



Also pretty small



Fish catch and release

Can't stop fishing for sunscreen; Mom, you do it.





Prizes donated by Coleman-2014



2014 Fisherkids

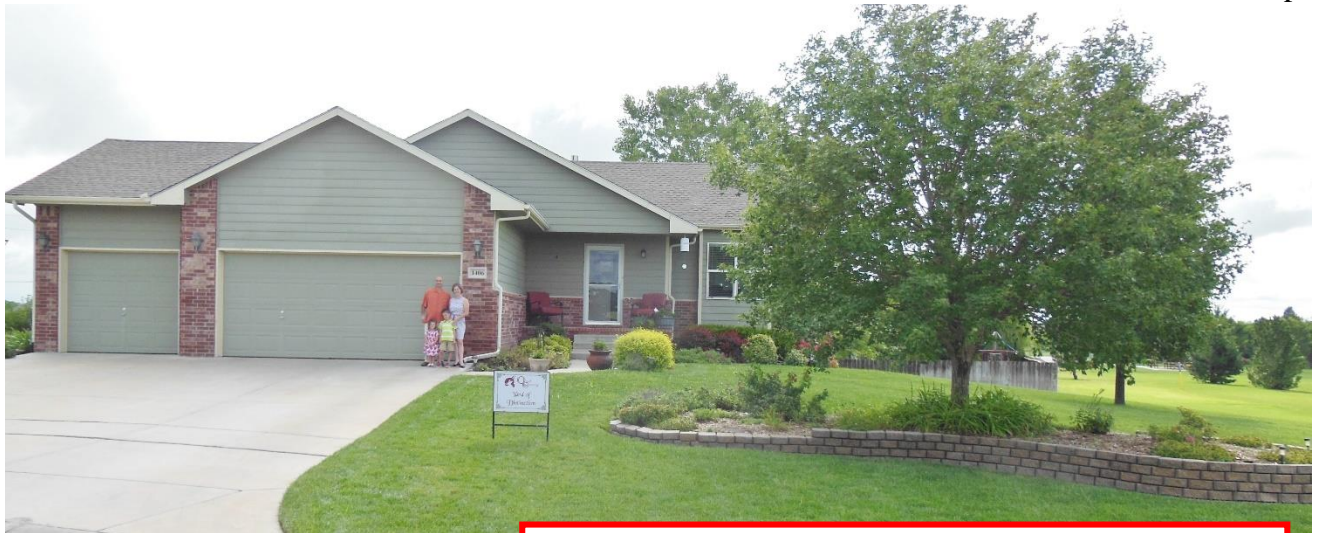


Nice Lake view

THANKS COLEMAN!!!

QC SPRING 2014 YARD OF DISTINCTION AWARD

The landscaping and design group met August 9th to judge homes for the Quail Crossing Summer 2014 Yard of Distinction award. There were lots of colorful and green yards this summer we've had more rain. This summer's award winners were Michael and Coleen Young of 1406 Gambels Ct. They received a \$25 gift card from Outdoor Living Center at Treescapes on Andover Rd. Honorable mention goes to 1931 N. Beretta.



Summer 2014 Quail Crossing Yard of Distinction
Award winning yard: 1406 Gambels Ct.



Summer 2014 Quail Crossing Yard of
Distinction Award winners Mike and
Coleen Young and their kids
of 1406 Gambels Ct.

DEAD WOOD AND DEAD TREES IN QC

QC has lost at least 10 trees from community commons areas (3 front entrance, 2 playground, 5 lake area) in the last few years. Several others are at risk. It is not clear what killed the pin oaks, but possibilities include:
Trees with thin bark (especially young trees) are subject to sunburn. This seem to be especially the west sides of trees getting direct sunlight in the hot afternoons of summer. They can also be damaged by winter sunlight while lacking the shade of leaves.



Dead Tree



Dead limbs

Wrapping the trunks of such trees help prevent this bark damage. The board has replaced only one of these trees, but recognizes the ongoing budget to replace trees.

Damage to community trees has not been restricted to trees on the QCHOA commons; Many of our community members have also lost limbs or whole trees. Trees with dead limbs should be pruned to remove the dead limbs. The trees look ratty and ill cared for when dead sections are not removed. The dead wood attracts decomposers that may spread into living tissue. This spring many in the community received letters to remind them they were lacking one or more of the required (3), 2-inch minimum diameter trees in the front of their property; lost trees need to be replaced. The trees add significant value to individual properties and the community at large. If your property is for sale and lack the required trees, you are obliged to inform your realtor; failure to disclose this defect could have legal ramifications if a buyer is not informed.

YOUR DOG'S DOO-DOO IN QC

Just about everyone in Quail Crossing has a dog or two. It's worth mentioning that Andover has ordinances about dogs: Dogs must be **LICENSED** with the city (\$25 fine); "**ANIMAL WASTE**: The owner of every animal shall be responsible for the removal of any excreta deposited by his or her animal on public right of way, recreation areas, or private property within the City of Andover. The owner of any animal shall not allow animal waste to gather and remain on the premises of the owner in such quantities which create unsanitary conditions or objectionable odors. (Ordinance No. 1080)"; and "**PIT BULLS** are prohibited inside the city limits of Andover. It is unlawful to keep, harbor, own or in any way possess any pit bull dog, breeds defined as; bull terrier, Staffordshire bull terrier; American pit bull terrier; American Staffordshire terrier, dogs of mixed breed or of other breeds previously listed, which breed or mixed breed is known as pit bulls, put bull dogs or pit bull terrier, or any dog which has the appearance and characteristics of being predominantly of the breeds previously listed or a combination of these breeds. (Ordinance No. 1239)."

Walking you dog is a great way to get them exercised and you too. When you walk your dog in QC please **TAKE A DUTY-BAG**. It's bad manners and unlawful to leave your dogs deposit in someone elses yard or in the community commons. The QC lake is a beautiful place to walk your dogs with a walkway all around the lake. Neither the homeowners on the lake nor other walkers want to see, smell, or step in your dog's excrement. Take responsibility as a dog owner and **PICK UP YOUR DOG'S POOP** as a matter of common decency and community pride and **ANDOVER LAW**.

FIREWORKS ETIQUET FOR NEXT 4TH OF JULY



4th of July fireworks trash
carelessly left at the lake



Fireworks trash dumped in the planter of a QC home

If you receive QC's Email alerts, you got a summary of the hours when Andover allows fireworks: While the City allows fireworks until midnight, some think it should be 10pm. People actually would like to sleep after 10pm without earplugs and loud fans to block out those window-rattling fireworks. I'd like to praise most QC residents for cleaning up their fireworks debris rapidly. However, admonishments got to those that dumped their fireworks trash in a neighbors bushes and to those that that used the east side of the lake edge to shoot their fireworks and then left debris for someone else to clean up. Clean up your act and respect your neighbor's and community property.

THIS WAS NOT CATCH AND RELEASE

Our new community signs reminding everyone that use of the QC lake is reserved for QC residents and that fishing is catch and release. Recently youth were observed throwing two large catfish from the lake onto a parked car parked on Quail Crossing St. This was the epitome of a **stupid and senseless act**. The fish slid off the hood of the vehicle and were run over by one or more vehicles. If your kids fish the lake, remind them **not to take a stringer**, but take a camera to document their great catch. Then return all fish back to the lake to be enjoyed by another fisherman in our community.



Dead fish in the street

QC LAKE SIGNS

Lake signs are up at the 4 entrances to the lake. While the signs make take time to get used to for residents in close proximity. While the signs may take time to get used to, they are needed to protect our private lake and surrounding grounds from non-resident exploiters. The sign has a quail in the background and emphasizes catch and release of fish. Because our lake is private, no Kansas fishing license is required for fishing. All residents using the lake or any of the our community's grounds are reminded to **not leave** your trash, food wrappers, drink cups, and fishing paraphernalia on QC property. Tell your kids not use the street drains as trash bins as this all ends up in the lake. This includes free papers



New sign at the lake (1 of 4)

delivered in QC. At least 30 of them were in the lake because QC members will not pick them up. Go the extra mile and get the one flattened in the middle of street. These small things are difference between a cared-for and a trashy. **While we are on signs:** Quail Crossing covenants prohibit advertising your service providers (ex. Painters, roofers, blinds, landscaping, tanning) with signs in your yard (exception-signs to sell your house). QC should be a place where we can escape outside advertising.

QC LAKE DWELLERS- EDGE THE LAKE SIDE OF YOUR PROPERTY

QC's landscaping and mowing company edges the commons side of the sidewalk around the lake. Homeowners are expected to edge their property's side the sidewalk; this includes those that have a fence along the lake's sidewalk. Those around the lake have the benefit of a great lake view but also have the responsibility of keeping their backyards along the lake in good shape; lake lot owners are prohibited from having trampolines and sheds on their properties by covenant. Poor maintenance by lake lot owners is an eyesore and affront to every QC member who frequents the lake area.

While the weed whacker it out, consider whacking down the vegetation growing in the curbing around

your property. Contracting pavement filled in with sand and dirt produces a fertile band for weed growth. It just doesn't look good and doesn't take much effort to correct.



Non-edged overgrown lakeside fence



Growing gutters

ROBRAHN'S RAMBLINGS

CONSIDER TAKING CONCRETE STEPS TO IMPROVE YOUR LAWN & LANDSCAPE THIS FALL

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

Fall is arguably the best season of the year to make major improvements on your property. Cooler, crisp days can add up to productivity in your lawn if you have a plan of action. Whether it be painting your house, reseeding your lawn or commencing on a landscape improvement, now is a great time to start! Lawn reseeding can be an interesting process. Some early September days are still so hot it seems ridiculous to reseed a cool season grass like Fescue. I should be complete by mid-October. I know I had areas in my backyard I over-seeded in the middle part of October last year and because of the hard winter, I lost some of that new grass. We have been very lucky this summer in that we have had reasonable amounts of rain and

temperatures that haven't approached those we saw in 2011 and 2012. I also fertilize my lawn during the latter part of September, once the danger of extreme temperatures have passed.

For those who are interested in gardens and flowers, fall marks an end with harvest and cleanup to flower beds and landscaping, but adding spring bulbs like tulips, hyacinths and daffodils should be done in the fall to yield some awesome results come spring!

Many people also consider concrete improvements, painting and fencing updates at this time of year. Such efforts can greatly enhance and improve the look of your home (and in some cases a whole street). Look over your property and see if a makeover might be in order (if you do decide to change your paint color of your home or major concrete project, please make sure to fill out a "Quail Crossing landscape change" form available on our website, www.quailcrossingandover.com and contact me at (316) 733-0223 for project approval per the covenants.

September and early October can be some of the best days of the year in terms of temperatures and great time outdoors. Hope you have a fantastic fall and have a chance to enjoy 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 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 before 160+ homeowners.

Babysitting- Sara Weber (15 yrs.), much babysitting experience, loves kids, knows CPR, sara_weber25@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

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. Board member, **Mike Wilcox**, accomplished the QC lake sign project. Volunteers for the QC Funday and Fishing tournament included: **Chris Robrahn**, flyer distribution, **Mark Egger**, event chairman, **Pam Egger**, **Karen and Peter Heller**, **Alan Brown**, **Jeanie Shackelford and her daughter**, **Mike Wilcox**, **Craig Kamman**, and **Chris Egger** (Mark's son). **Nancy and Alan Brown** removed the dead pine on the east side of the lake and the dead oak on the west. **Alan Brown** worked on the new playground slide. **Jeanie Shackelford** continues to serve as liaison between the KDHE, NUSTAR, and the QC community about the gas leak. **Phillip Slape** and **Richard Elam** have mowed and kept up a neighbor's distressed yard for more than a year to help keep the community looking good.

QC MEMBERS' NEWS OR COMMENTS IN PRINT

We have reinstituted below, a place for QC members to share personal news or a comment in print with the rest of the QC community. If you have something you would like to share in the QC newsletter (with or without attribution) e-mail it to the editor at: arbrown@butlercc.edu.

“ROBRAHN STARTS SECOND SEASON WITH "SPIRIT OF FITNESS" Quail Crossing homeowner's president, Chris Robrahn, will start his 2nd season as host of the CBE (Church Broadcast entity)'s (Episcopal church webradio) "Spirit of Fitness" weekly web radio program effective September 23. The show can be heard weekly at www.the-cbe.org. Robrahn, who is in his 20th year as a independent financial advisor and an Episcopalian (attends St. James Episcopal church in Wichita) was ask to produce the series last year. He completed 23 recorded shows (with interviews with fitness trainers, registered dieticians and ordinary people who seek to improve their health & wellness). Anyone who would like to hear these shows can hear the podcasts, available at www.the-cbe.org/Spirit-of-Fitness.html. Robrahn is expected to produce 26 shows for the 2014-15 season.”

BE SURE TO WATER YOUR TREES AND SHRUBS TO MAXIMIZE THEIR GROWTH AND HELP SHIELD THEM FROM HEAT STRESS DURING THE GROWING SEASON.