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

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**BOARD MEETINGS**

QC board met in April, May, and June. It does not normally meet in June, July or August and commences meeting again in September. During the May and June meetings there was discussion concerning a complaint about **trashy backyards** that are viewable by neighbors. The QCHOA's main concern is the condition of the front and side yards that can readily be seen. **HOWEVER**, if your backyard is viewable by a neighbor, there is an expectation that your backyard is presentable and well cared for. Our HOA management company is now applying the covenant amendments instated at our January annual meeting. Several homeowners have received letters stating that **liquidated damages charges** would be applied to their accounts after repeated letters requesting that covenant violations be corrected. Residents receiving letters about covenant violations should contact HOA Services (316-351-7650) to discuss the issue and corrective plans. Ignoring covenant violations may lead to additional charges. Unpaid dues and account charges eventually go to a collection service or result in a lien against your property. As of the end of May, there were 10 QC members collectively owing over \$3,000. One lien has been placed on a property for failure to pay QCHOA dues.

There was board discussion and a vote to repair the **crumbling west walkway to the lake** from Quail Crossing St. The ramp from the street had failed and several sections had buckled from tree roots. This project was completed at a cost of about \$3,000 (see picture-right). The board considered whether it would be an opportune time to electrify the west entrance to provide a receptacle and LED lighting for the QC west entrance monument while the 159<sup>th</sup> St. is being widened. The board tabled the project until the 159<sup>th</sup> widening is completed.



New sidewalk west  
side to lake

## COME TO QUAIL CROSSING FUNDAY, SATURDAY AUGUST 1

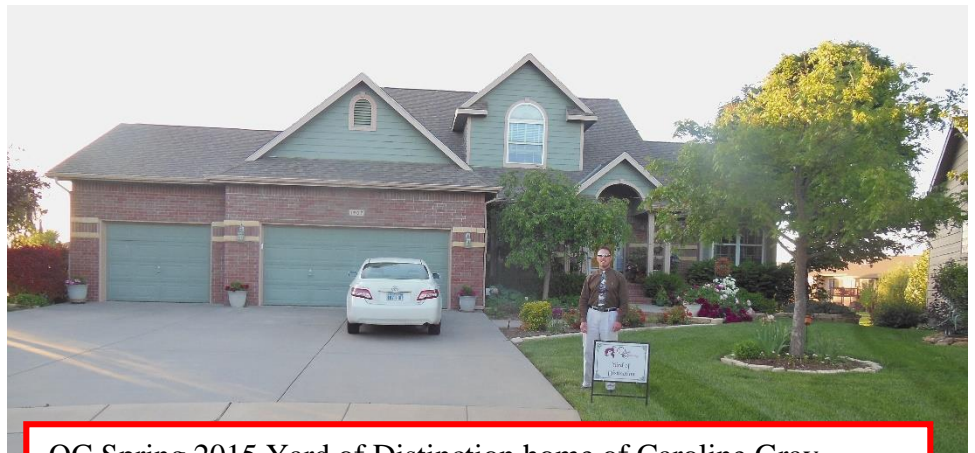
Quail Crossing HOA will host the 4<sup>th</sup> summer funday for QC residents at the playground commons area. As in prior years, there will be a picnic at noon, and at 1:30 pm games for kids that involve water balloons, bubbles, and a scavenger hunt. There will be a fishing tournament with prizes in the afternoon 3:30 to 5:00. Here is a picture from last year.



QC Funday 2014

## QC SPRING 2015 YARD OF DISTINCTION AWARD

The landscaping and design group met in May to judge homes for the Quail Crossing Spring 2015 Yard of Distinction award. There were lots of colorful and green yards this summer as we've had more rain. This summer's award winner was Caroline Gray of 1907 Remington Cir. She received a \$25 gift card from Outdoor Living Center at Treescapes on Andover Rd.



QC Spring 2015 Yard of Distinction home of Caroline Gray-QCHOA president Chris Robrahn by the award sign.

## QC SUMMER 2015 YARD OF DISTINCTION AWARD



QC Summer 2015 Yard of Distinction home of Jacob Sommer and Christine of 2028 N. Ruger Cir.



The landscaping and design group met July 25<sup>th</sup> to judge homes for the Quail Crossing Summer 2015 Yard of Distinction award. This summer's award winners were Jacob Sellers and Christine of 2028 N. Ruger Cir. They also received a \$25 gift card from Outdoor Living Center at Treescapes on Andover Rd.

## **GASOLINE REMEDIATION UPDATE**

**Jeanie Shackelford, QC Board**

KDHE will be posting the approved revised groundwater test plan. Additional water testing wells have been drilled to monitor the flow/dispersion of gasoline around the leak site in the middle of Mountain St. There is expected to be another community meeting prior to the start of the excavation of contaminated soil around the leak site. There were changes in the proposed remediation plan based on the input of the independent expert that QCHOA hired to review and monitor the remediation process.

## **DISCHARGING SUMP PUMP WATER INTO THE QUAIL CROSSING COMMONS AREAS IS ILLEGAL**

Several homeowners, particularly around the lake have routed there sump pump water to run from their properties into the Quail Crossing Commons area. Some are routed to run across the sidewalk that loops around the lake. This water makes the sidewalk slick and with algal growth even slicker. Walkers have slipped and bicyclists have gone down. In the winter there is ice. A resultant injury could produce a law suit. At least one home has piped discharge under the sidewalk that is eroding the lake's bank. **There is a city ordinance against discharging waste water onto another's property.** Homeowners engaging in this practice can expect a cease and desist letter from HOA Management on behalf of QCHOA. If you are engaging in this practice, please voluntarily reroute your discharge without the duress of a criminal complaint to the City of Andover.

## **VENDOR SIGNS SHOULD NOT BE POSTED IN QC YARDS**

When service providers paint, roof or provide some other service to your property, they ask to place an advertising sign in your yard during/after the work. QC covenants prohibit advertising sign in yards. They 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 revised covenants do **"allow temporary political signs regarding candidates for public or association office or ballot questions."** Please be reasonable with political signs; a yard-full of signs looks unattractive.

## **LAWNS AND TREES IN QC**

**LAWNS:** Fescue is preferred grass in QC. **"Fescue is the approved grass type. Effective January 2015, no other grass types shall be planted and/or seeded unless such plans and specifications have been submitted in advance and approved in writing by the Design Committee."** Bermuda, centipede and crab grass have invaded many yards in QC. If you are trying keep these unattractive grasses from invading your



yard, Bayer's Bermuda Control for lawn is smelly stuff, but does a pretty good job of killing these unwanted grasses without hurting your fescue. As with all lawn chemicals, you should wear protective gloves and wear a mask if you are generating much aerosol. Stay up-wind while spraying to prevent contact with the spray. The other weed is Nut Sedge that characteristically has 3-4 long shoots above the rest of the grass. These can be sprayed or pulled when the soil is moist.



"Nut sedge grass"



Bermuda-up close

The Fescue lawns are harmed by cutting them too short. It increases loss of moisture and increases the likelihood that the grass will be damaged when it gets hot.

This is when weeds get an opening to sprout and outcompete your semi-

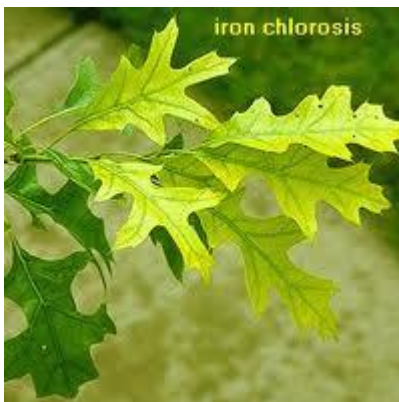


Bayer Bermuda Control For Lawns

dormant fescue later in the summer. As in the last newsletter, avoid cutting your grass shorter than 3.5 inches to help retain soil moisture and prevent heat damage. "**Woolly Driveways**" are pretty common in QC this time of summer. Driveway and sidewalk expansion joints have deteriorated in the community. This give and opening for grass to grow in your cracks. This condition makes your property look ragged and poorly kept. A permanent solution is to spray them with Roundup to kill the roots, weed whack them to clean out the cracks and then seal the cracks with a latex based driveway crack sealer to prevent future incursions.



Woolly grass driveway



### TREES: Keeping

your trees watered well in the heat of the summer is particularly important to insure they are not unduly stressed by the heat. Young trees with relative shallow root systems are particularly prone to damage from inadequate watering. Another problem observed in QC appears to be chlorosis in pin oaks. The leaves are yellowish instead of dark green due to an insufficiency of available iron in the soil. Iron is required for leave to make sufficient green chlorophyll. Alkaline soil (pH above 7), low soil concentrations of iron, or both may contribute to this condition. Trees may weaken and eventually die. QC commons areas have lost four nice pin oaks that retrospectively, may have been exacerbated by **iron deficiency**

**chlorosis**. If your trees are yellowing, you may consider a mineral supplement like "Ironite" (4.5% iron) to try to remedy this condition. Avoid spilling it on concrete, as it will produce iron stains. **Bagworms are attacking evergreens** this summer, particular spruce trees. Check your evergreens for the telltale dangling earring looking structures. Inside these are camouflaged worms eating away at the needles. They can seriously damage

evergreens. If you spray them with insecticide it will probably take several applications over days to kill them all. If you want to avoid toxic sprays, put on some blue nitrile gloves and start squishing them. Expect to repeat the process four or five times to get them under control.



Squashed Bagworms – just a few of many



Bag worms eating

### TRASH CAN STILL IN FRONT OF THE HOUSE/GARAGE AGAINST COVENANT

Six-months after of 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.*”



The same trash cans still out in front of the house

### KIDS, STAY OFF THE QC PLAYGROUND’S ROOF, ADULTS TOO

Recently, three males (two teenagers and an adult) were observed standing on the QC play equipment’s roof, **ALL AT THE SAME TIME.** The wooden play equipment was not designed to take that kind of weight, nor was the composite roofing material. Those climbing on the roof are at risk for a fall. Damaging community property in this fashion is the epitome of poor judgement and bad behavior. Moms, please admonish your children, and your spouses, to stay off the roof of QCHOA’s playground equipment’s roof.

### PAVING OF 159<sup>TH</sup>

Street widening is well underway on 159<sup>th</sup> with 21<sup>st</sup> to 13<sup>th</sup> section being prepared to pour guttering. See pictures of progress. So far there is no indication that our western entrance monument sign will be impacted by the street widening. The new road may be completed by the end of the year. Below are pictures of the road work progress. Some concrete has been layed toward the 21<sup>st</sup> St. end of 159<sup>th</sup>.





Looking north toward 21<sup>st</sup> St. where concrete paving has commenced



Road base prepared for paving south of QC's 159<sup>th</sup> St. entrance

### **ROBRAHN'S RAMBLINGS**

## **MAKING PRUDENT TREE CHOICES TODAY CAN YIELD SUCCESS WITH YOUR YARD FOR YEARS TO COME**

**By Chris Robrahn, HOA President**  
Landscape & Design Chair

The sun is beating down and with the “dog days” of summer, few people tend to think about doing “tree planning” for the fall with regards to planting new trees in their yard. Actually now is a great time to survey your property and make some wise decisions about adding trees.

Quail Crossing covenants require (and enforce) that each home in QC maintain a minimum of 3 trees in the front yard area that measure at least 2 inches in diameter (as measured at the base). The recent dry weather years, storms, disease (as well as bugs) can add up to lost or trees that aren't healthy. Asking some prudent questions now can make the chances of success later more likely.

Think about what you really want from your property. Do you like trees? Do you want a bit more of an open area for family activities? Do you have landscaping that requires direct sunlight for the majority of the day (or are you seeking flowers and plants that are more shade driven? How large of an area do you have for your tree(s)?

From a personal standpoint, I lost 2/3 of my awesome Bradford Pear tree last summer, leaving a third of the tree remaining. While I had it examined by a professional and thought it might be able to recover, the wind earlier this year brought that idea to an end. I replanted the Pear tree with a different variety... but had I carefully considered this in 2005 when I planted the tree, I might have avoided the problem all together.

I've added a number of new trees to my backyard. With the departure of the hedgerow, my own backyard is about to become a very different place in terms of privacy. I've added more trees for color, for privacy and to provide shade in the future. So the additions will serve both a basic function as well as adding beauty to my backyard.

I enjoy “Blue Spruce” trees, but they also don't do well in these hot summers and (as I noticed immediately) have years where they can be attacked by “bagworms”. Some trees get “bores” and other bugs and disease. Running to Lowe's and getting trees might seem like an easy fix, but getting professional input from a nursery about the best trees to plant in Kansas, considering your requirements is probably wise. My point is, think and plan now, get input and make wise choices and you will be happier with the result in future years.

## 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](mailto: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 (16 yrs.), much babysitting experience, loves kids, knows CPR, [sara\\_weber25@yahoo.com](mailto:sara_weber25@yahoo.com), 440-8944.

**C and D Construction**, Craig Glass, 316-213-5323, Home building, renovations, and repairs. [canddconstruction@yahoo.com](mailto:canddconstruction@yahoo.com). "Your Exterior/Interior Solutions Provider"

**Edward Jones**, Michael Young, Financial Advisor, 550 N. 159<sup>th</sup> St. E, Suite 153, Bus. 316-733-4653, cell 316-204-9375. [michael.young@edwardjones.com](mailto: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](http://www.beachbodycoach.com/corsair86), [p90hartley@gmail.com](mailto: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](mailto: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](mailto: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** cleaned up all the rocks under the playground picnic table that kids had thrown and is our liaison for gasoline pipeline leak issues. **Alan and Nancy Brown** cut down the dead cottonwood tree on the west side of the lake. **Alan Brown** planted the dwarf Alberta Spruce in the 21<sup>st</sup> St. island and picked up trash around the lake. **Mike Wilcox** worked on a modified lake sign for the lake west entrance.

**SUMMER IS HERE, WATER YOUR LAWN AND TREES SUFFICIENTLY TO PROTECT YOUR INVESTMENT IN YOUR PROPERTY (~10% OF ITS VALUE COMES FROM LANDSCAPING)**