



# THE SHANNON VALLEY VOICE

Fall 2008

## A Message From The President

We had a great summer this year with only a few really hot days and an above average amount of rain. In addition, a number of neighborhood activities were completed. The July 4th parade had a large number of participants with the Overland Park Police providing the escort. The Corporate Woods fireworks went off, literally, and were as impressive as ever. As usual the Shannon Valley Park was a favorite place to park your blanket and picnic basket to watch the show. Also, the Clean up day went very well. With the assistance of a Cub Scout Pack 3321 and a number of parents we cleaned the Tennis Court area, trimmed trees, planted new trees and cleaned the area along College Boulevard . A big thanks goes out to all who donated their time and assisted in this effort. The Deck Crawl was a lot of fun and thanks to Mike and Cindy Julian and Gordon and Joan Lance for sharing their home and hosting. Hopefully next year it will be even bigger.

The Fall activities are being planned. By the time you get this newsletter we may have already completed the annual garage sale, September 4, 5 & 6. The Oktoberfest is coming up and should be a fun time for all.

The Shannon Valley area will undergo a number of changes in the next couple of years. Some of the major projects under way that may impact us are, the expansion of the Wastewater plant now in progress, the soon to begin expansion of Antioch from College Boulevard to 119th street, and the building expansions in Corporate Woods. Each of these projects is discussed in an article later in this newsletter.

You all may have read about or noticed the changes in the Trash service used by Shannon Valley Homes Association. Deffenbaugh Disposal Service is our provider and major changes have taken place in the services they provided and more changes are on the way. I have had a number of calls about this and questions about our contract. Details are discussed in a later article.

There also seems to be an increase in the questions and concerns about the Association By-Laws and enforcement of these. As a resident of Shannon Valley and as such a member of the Association we all are responsible for being familiar with the rules and regulations of the Association. The Association By-laws can be found on the web site, [www.ShannonValley.org](http://www.ShannonValley.org). It is important that you consult these policies prior to starting any home project or major change to your residence. It's also important to get familiar with the Overland Park City policies which can be found at [www.opkansas.org](http://www.opkansas.org). Don't wait for someone to complain. Be proactive and informed on the rules.

Don't forget to send in your SVHA 2009 Directory information. There should be a form on the web site soon or send in the form contained in this newsletter.

Paul Wildgen  
SVHA President

# SVHA ACTIVITIES

## SVHA GARAGE SALE

September 4, 5 & 6th

Tired of a cluttered basement?  
Longing to park your car in the garage again?  
Turn those unwanted items into CA\$H in the  
annual Shannon Valley neighborhood garage sale.

Contact Brian Miles at 913-469-4018 or at  
bmiles@shannonvalley.org to participate.

## SHANNON VALLEY HOMES ASSOCIATION ANNUAL MEETING

Mark your calendars for the Shannon Valley Homes Association Annual Meeting. This is to be held on November 13, 2008, 7:00 pm at the Brookridge Golf & Country Club, 8223 West 103rd Street , Overland Park .

It should be important for you to attend this meeting. We will be electing the new Board for 2009, hear progress reports from the current Board and discussing issues that will impact the Association members.

## Shannon Valley July 4th Parade



The parade was a great success this year. The participation was phenomenal. Thanks to the Overland Park Police for providing us with an escort through our subdivision. We can't forget all the parents who helped their children decorate their bicycle, tricycle, stroller and wagon. I'm looking forward to next year.

## NEIGHBORHOOD BLOCK PARTIES

Neighborhood block parties are a great way to get to know your neighbors, build relationships, promote neighborhood safety, create a sense of community, and...they're fun! To help neighborhoods get together, here are a number of ways to make it easy for you to host your event!

- Get 2 to 4 people together to begin organization of party
- Determine date & time of party. Usually early or late summer work best for most
- Determine activities that will occur for adults & kids. Do you want a bike parade, watermelon eating contest, slip & slides, water balloon toss, pinatas, scavenger hunt, put up Christmas lights on your street, etc?
- Determine costs associated with activities. For example, SVHA will reimburse your block an annual \$50 for a Block Party.
- Determine food
  - Have everyone pitch in for hot dogs, burgers & buns or have each family bring a meat to grill
  - Have each family contribute a side dish or dessert
  - Have each family bring their own drinks
- Ask 3 or 4 neighbors to move their grill to street & pitch in & grill. Assign "chefs"
- Determine total costs (activities, prizes, plates, food). Divide by number of houses on street
- Make flyers & distribute at least 2 months in advance if possible
- Have another person call police department requesting to close off street

## NEIGHBORHOOD PROJECTS

There are three projects that are under way in the areas around Shannon Valley .

1) The Expansion of Antioch from College Boulevard to 119th street . This will involve the addition of two lanes. One on each side of the street. The impact of this change will be that approximately 9 feet of the green space between the sidewalk and the current street will become the new lane. The initial work will not start until the Fall of 2009 and will continue into 2010. It will be much like the work now underway on 119th street .

2) The Wastewater plant to our west is in the process of expanding the facility. This has been in process for some time and recently there has been additional maintenance work done to clean out the treatment lagoons. A letter was recently sent to residents explaining this activity. In addition, a number of residents had attended a tour and informational meeting in which the project and processes were explained to Shannon Valley residents. If you have any concerns or problems with odors from the plant, contact numbers have been put on the Shannon Valley web site Contact page.

3) There are plans being presented to the Overland Park Planning Commission, on August 25, for an expansion of buildings in Corporate Woods. There are plans for three new buildings, one of which is projected to be a new bank on the corner of Benson and College. Update Results of Planning Commission Meeting: REVISED PRELIMINARY PLAN APPROVAL - CORPORATE WOODS - Vicinity of the northwest corner of College Boulevard and Antioch Road. GENERAL COMMENT: The applicant requests that this application be withdrawn.

If any Shannon Valley resident has concerns with any of these projects they need to be proactive and get involved. The first place to check would be the Overland Park web site. Sign up for the OP Email notifications and check the Planning Commission site. They post their agendas and have a lot of supporting documentation available. Then if you want, you can attend the Planning Commission meetings, OP Council meetings and or contact the OP Planning Commission or your Ward members and others. Contact information has been added to the Shannon Valley web site.

If you're expecting that the SVHA Board to always take the lead on an issue and express your views, and you don't think they are, then you may want to participate and become a Board member.

## TRASH SERVICE

Everyone in Shannon Valley should have received the Overland Park publication, OP Overview, recently. The cover page had an article on the "Diminishing landfill space". This is a very important article to read. It discusses the reasons for the changes in the Deffenbaugh Industries (DDS) changes in pickup policies. The Board has had a number of residents question about the contract we have with DDS. Yes, we have a contract and have had for a number of years. The only thing this contract does is to define the rates we are paying for pickup services and the annual increase is set by the contract. It does not state anything about what is picked up or how many bags. These policies are set by DDS.

Our current rate is \$8.59 a month per household. The contract allows for this rate to increase a maximum of 4% per year. That would put our rate for 2009 at \$8.93. 2009 is the last year of our current contract. According to my discussion with DDS the rate will go to \$13 per month in 2010. These costs are a part of the Association annual dues and as this expense increases you can expect the dues to follow to make up for the increased cost to the Association.

In addition there have been changes to what is picked up. The pickup policy has already changed from 10 bags for trash and yard waste to 6 bags for solid waste and 6 bags for yard waste. Expect this to change again to no yard waste being picked up. This may be put in place possibly as early as 2009. Yard waste and recycle services are available at additional cost.

This will be a topic for the Board in the next few months. Impact on budget and alternatives will be discussed. If you have energy on this subject get your input to the Board and come to a meeting to participate in the discussions.

For more information on this you can go to the DDS web site at [www.deffenbaughinc.com](http://www.deffenbaughinc.com)  
Or [www.opkansas.org](http://www.opkansas.org).

## BLOCK CAPTAINS NEEDED!!!!!!

Come on folks we still need Block Captains for the Shannon Valley zones listed below. It's not hard, in fact it can be a lot of fun. For more details visit [www.shannonvalley.org](http://www.shannonvalley.org)

Zone 13: 8827-9056 w 113<sup>th</sup> St

Zone 17: 11422-11513 Grant & 11404 & 11405 Grandview

Zone 20: 11421-11513 Carter & 11404-11418 Knox

Zone 21: 11516-11553 Carter

Zone 25: 11502-11535 Knox

Zone 26: 9770-9829 w 115<sup>th</sup> Terrace

Zone 27: 9731-9767 w 115<sup>th</sup> Terrace

Zone 28: 9613-9734 & 11534 w 115<sup>th</sup> Terrace & 11539 Knox

## **NEIGHBORHOOD ISSUES/CONCERNS**

### **STREET PARKING**

There have been a number of concerns expressed by residents about the number of cars that are parked on the street. At times this becomes a real problem as the street turns into a single lane. The SV Board requests that residents make efforts to keep vehicles in the driveway or in the Garage. Try to keep the streets open for traffic.

### **SAFETY**

Recently a resident reported an attempted robbery at their residence. They did call 911 and the Overland Park Police responded quickly. It's very important to keep your doors front and back locked especially at night. Also keeping the garage door closed as much as possible is a good idea. See [http://www.opkansas.org/Documents\\_and\\_Forms/open\\_garage.pdf](http://www.opkansas.org/Documents_and_Forms/open_garage.pdf), can [http://www.opkansas.org/\\_Res/Police\\_and\\_Fire/Police\\_Department/](http://www.opkansas.org/_Res/Police_and_Fire/Police_Department/) for the Overland Park Police reports.

### **YARD MAINTENANCE**

The Board would ask that residents keep yards clean and free of debris, grass cut and trimmed, weeds controlled, trees trimmed over the walkways. It's important that we keep Shannon Valley a good looking neighborhood. That will help house sales and keep our property values up.

## **OKTOBERFEST!!!!**

Come join all of your Shannon Valley, Indian Creek and Hunter's Pointe neighbors for our annual Oktoberfest! This year the good times will roll at Shannon Valley Park on October 11<sup>th</sup> from 3:30 – 6:30pm.

We will have music, a giant slide, kids entertainment, as well as tasty hot dogs, beer and soft beverages!

All neighbors with last names beginning A-M are asked to bring a dessert, and N-Z are asked to bring a side dish. We will provide the hot dog fixin's and paper goods – so come ready to party and eat! If anyone would like to volunteer to help out, please call Linda Nease at 345-0308 or Mike Starke at 317-9978.

**SEE YOU THERE!**

# Hot Summer Deck Trends



Is installing a new deck, or freshening an existing one, in your summer spruce-up plans? If so, you're not alone. Decks are still among the most popular home improvements as the trend towards bigger and better outdoor living spaces continues.

So what's hot in decks this summer? Luxury touches like fire pits and spas, aesthetic accents like designer railings, multiple levels and more variety in shapes and sizes top the list of deck trends for summer 2008. Here are some of the top deck trends for summer 2008:

**Railings - Beyond Safety** Once merely a functional element added for safety's sake, railings are now doing double duty as deck design statements as well. Railings are often the first thing one notices about a deck, so manufacturers are offering more aesthetically pleasing, architecturally interesting options. Hot railing trends include decorative balusters of aluminum, iron or even cable, glass panels and railing systems that combine materials for durability as well as visual effect. Also, look for mixing and matching of colors, with handrails one hue and balusters another.

**Multiple Levels** Decks have truly become the staging area for outdoor living, and designers are using multiple levels to create virtual 'rooms' for outdoor use. For example, a main deck might function as living and dining space, while a smaller, lower level addition serves as a kitchen area, and another level might host a hot tub. Multilevel decks facilitate multiple uses and add visual interest to the overall deck structure. What's more, larger, multilevel decks provide more seating, something homeowners are demanding in modern decks.

**Indoor Luxuries, Outdoors** Increasingly, homeowners want to bring the same amenities and luxuries they enjoy indoors outside onto their decks. In response, builders are adding touches like built-in fire pits and fireplaces, full kitchens with professional grade gas grills, spas, built-in benches and cabinets, shade structures and lighting - both accent and functional - to deck designs.

**New Shapes** Long gone are the days of the cookie cutter square, rectangular or octagonal deck. Modern decks are virtually going free-form. Piano-shaped, arrowhead and even oval shapes are appearing in back yards across the country. Modern materials, improved building methods and the creativity of designers and homeowners have permanently changed the shape - and size - of the great American deck. For added pizzazz, you can incorporate a pattern - such as herringbone or checkerboard - into the deck surface.

**Composite Materials** While wood remains the material of choice for many deck-building Americans, composite materials continue to gain popularity. Not only are they durable and often eco-friendly (as they are made from recycled materials), composites can now mimic the much-loved look of wood.

*This article is reprinted from the Handyman Matters Residential Newsletter, with permission from Laurie Thompson, owner and operator of the local Handyman Matters franchise. [www.handymanmatters.com](http://www.handymanmatters.com).*

## VOLUNTEERS NEEDED

The Board would like to request that residents become more involved in the Association. We need to continue to keep the Association running smoothly and that requires people to get involved. We have been successful over the years due to the participation of a few individuals. Some of the Board members have participated for a number of years. It is not really fair to expect these same individuals to continue to give their time to this effort year after year. We really need to expand on the number of residents that are willing to give a small bit of their time to help keep Shannon Valley running smoothly.

If you are interested in assisting the Board or becoming a Board member please contact any of us to get more involved. You can also attend any of the monthly meetings and get to know the Board members and how the process works. Thank you, Paul Wildgen, SVHA President

Dear Shannon Valley Resident:

Summer is drawing to a close and soon fall will be upon us. Brookridge Golf and Country would like to remind you that despite the change in seasons, memberships are available.

Both courses – the 18 Hole Championship Course and the 9 Hole Course – are open year round for play. Between the two courses, you can play golf seven days a week.

We also have some fantastic social activities planned for the fall and winter –

- \*Labor Day Cookout & Shrimp Peel at the Pool plus Carnival Games
- \*Couples Twilight Golf & Dinner
- \*Ladies Night Out Golf & Dinner
- \*Oktoberfest Party
- \*Glow Ball Night Golf & Party
- \*Family Halloween Party
- \*Thanksgiving Buffet
- \*Christmas Brunch with Santa
- \*Ladies Christmas Luncheon
- \*New Year's Eve Dinner

Three types of memberships are available – Social; 9 Hole and Full Golf. Membership includes spouses, and children up to age 24 that are still in school and not married.

For further information or to arrange a tour, please contact me at dedrar@kc.rr.com or (913) 648-1600 ext. 223.

Sincerely,

***Dedra Rippee***

Dedra Rippee, CMP  
Membership/Catering Director  
Brookridge Golf & Country Club

**Check out**

**<http://www.shannonvalley.org/>**

To subscribe to the SVHA distribution lists, send an email to:  
[SVHA-INFO-subscribe@yahoogroups.com](mailto:SVHA-INFO-subscribe@yahoogroups.com)

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## On Track Printing

"If you can think it, we can ink it"

10 % Off for all of Shannon Valley Residents

- \* Wedding Announcements
- \* Business Printing
- \* Promotional Products

**(913) 310-0100**

\* Must mention this ad for discount

**SHANNON VALLEY HOMES ASSOCIATION**

**Resident Database Update**

**Please read carefully**

**Return Deadline: October 1, 2008**

We are again updating and validating our information for Shannon Valley residents. This information is recorded in our SV Homes Association Resident Database and used for the Annual Directory, Dues management and other Association information. Please update the below information as necessary and return to:

**Shannon Valley Homes Association**

**PO Box 25054,**

**Overland Park, KS 66225**

Or, complete the form provided on the Shannon Valley Web site: [www.shannonvalley.org](http://www.shannonvalley.org)  
If you have any questions contact any member of the SVHA Board.

Thank You. SVHA Board

**If any information has changed please cross through the existing information on the label and write in the changes below.**

**Current Information:**

**PLEASE PRINT OR TYPE CLEARLY**

**Resident Name:** \_\_\_\_\_

**Owner Name if a rental:** \_\_\_\_\_

(Rental Owner not to be listed in the directory.)

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

(Email used only for Shannon Valley communication. Only one per household, please).

If you do **not** wish to have your email included in the directory, check here. \_\_\_\_

If you do **not** wish your name to be listed in the directory, **you must sign and return this form.**

**I/We do not want to be included in the association directory for 2009.**

**Name:** \_\_\_\_\_

**Address(required):** \_\_\_\_\_

If anyone in your family would like to provide neighborhood services and would like to be listed in the Directory please provide the information below.

**Neighborhood Services:** (Please enter name and place an **X** next to the appropriate service.)

Resident Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_

First Name \_\_\_\_\_

Babysitting  Pet sitting  Mail / Newspaper  Yardwork  Other