



THE SHANNON VALLEY VOICE

Spring 2007

A Message From The President

2007 BOARD OBJECTIVES

One of the Specific Recommendations of Shannon Valley's Rolling Master Plan was the establishment by the Board of Directors of the Association's Annual One-Year Plan.

About 20 potential goals were included in the minutes to the January Board Meeting, which were posted on Shannon Valley's website at http://shannonvalley.org/pdf/01_07_minutes_revised.pdf. The minutes requested any homeowner who had any suggestions or additions to this list to contact me.

In our February meeting, the board members again reviewed the list and decided to focus on the following for this year's objectives:

1. Investigate the upgrade of the Grandview entrances;
2. Update the website;
3. Maintain social activities;
4. Examination of alternatives for the tennis courts; and
5. Development of additional block captain resources.

These short term objectives will be in addition to the maintenance of the common areas, provision of trash services, and collection of the annual assessments. We will also continue our efforts to enhance neighborhood relations and encourage new people to be involved in the Association. If you have any interest or expertise in any of these areas, please let us know.

I have said this before, but believe it is worth repeating. "If each of us would set the goal of doing just one additional thing for Shannon Valley over the next year, whatever that may be, think of the positive impact that would have on our neighborhood. I believe this is not only realistic, but is necessary for us to keep moving forward as one of the best neighborhoods in the area."

Please feel free to contact me at telliott@shannonvalley.org if you have any suggestions.

Tim Elliott
President

NEW RESIDENTS

Christine & Tim	Szippl	11189	Benson
Jeffrey & Linda	Sargent	9723	West 115th Terrace
Peter & Melanie	Deardorff	10024	West 114th Street
Billy	Justice	11525	Grant
Sahleem Akhtar & Nazia	Memon	9205	West 115th Terrace
Shelly	McGuire	8720	West 113th Street
Douglas & Paula	Fox	9805	West 115th Terrace
Tommy	Andrade	11169	Benson
Jennifer	Becker	11541	Carter
Joe & Susie	Collins	9423	West 111th Terrace
Terry & Megan	Lillis	9201	West 112th Terrace
	Hovey	8909	West 115th Terrace
Rain	Dove	8913	West 115th Terrace
Craig	Koshlap	9004	West 115th Terrace
Matt & Lisa	Hovey	8909	West 115th Street
Peter & Karen	Hazelton	9202	West 112th Terrace
Arthur & Dawn	Morgan	9122	West 113th Street
Kathleen	Shiloh	9100	West 115th Terrace
Alison and Ronald	MacLean/Lawrence	11215	Eby
Jimmy	Standaert	11335	Grandview
Eric & Helen	Anderson	8813	West 115th Terrace
Anna	Rodas	11304	Slater
Julie Storm & Daryl	Tan	8851	West 113th Street
Julie	Milikan	8817	West 115th Terrace
Christopher	Miller	10009	West 114th Street
Jeff & Jami	Tipton	8800	West 115th Street
Gary & Kathryn	Eggers	11527	Knox
Titus & Angela	Ngeno	11336	Grandview

BROOKRIDGE COUNTRY CLUB

We're spreading the word to **Shannon Valley Homeowners** . . .

- *Resident* membership includes golf on our spectacular 18-hole, par 72 course - a championship course that's challenging for any handicap. A traditional layout stretching over 140 acres in a park-like setting, Brookridge has recently redesigned much of its golf course which reopened for full member play in May 2005. At \$6,000 per family it is one of the lowest priced fees for the private club experience in the Kansas City metro. If you have a company we can also tailor your Membership to your business under our Corporate Plan. What a great benefit!
- In addition Brookridge features that separate regulation 9-hole, par 33 course on the west side of Antioch, adjacent to your property. Less challenging than the 18-hole course, it's a great place to bring the whole family to play or to get in a "quick nine" after work. The cost for 9 Hole Membership is only \$1,000.
- The Brookridge pool is 25 meters long with depths from 3 to 5 feet, with a 12' deep diving well and two diving boards. There's also a "baby pool" with a fountain for your little ones to enjoy along with outstanding Junior Golf and Swim and Dive programs for your children. Social Memberships covering your use of all non-golf amenities are only \$500.00.
- Within the main Clubhouse you will find banquet and meeting facilities with a panoramic view of our tree-lined golf course. Our private member dining room features international and regional dishes on par with the City's finest restaurants. You'll find our prices as palatable as the menu. The Front Lounge is a great place to meet friends and enjoy a relaxing Friday evening which features complimentary hors d' oeuvres.

Established in 1960, Brookridge is everything you've ever wanted in a country club without the extravagant membership fees. We also have 9-hole and Social memberships available. Please call the **Membership Director at 913-648-1600** for more information. We look forward to hearing from you.

TREASURER'S REPORT

2007 INCOME STATEMENT

	01/31/07 YTD Actual	2007 Budget
Income		
Current Annual Dues	\$ 47,229	\$ 58,262
Garbage Fees	\$ 43,075	\$ 53,138
SubTotal	\$ 90,305	\$ 111,400
Past Dues/Late Fees/Interest	\$ 614	\$ 2,000
Interest - Money Market	\$ 215	\$ 3,300
Other Income	\$ -	\$ 200
Total Income	\$ 91,133	\$ 116,900
Expense		
Contract Labor	\$ -	\$ 3,600
Garbage Contract	\$ -	\$ 54,000
Landscape Contract	\$ -	\$ 22,500
Grounds Maintenance	\$ -	\$ 1,500
Storage Locker Rental	\$ -	\$ 780
Utilities	\$ 99	\$ 4,000
Meetings	\$ -	\$ 750
CERT	\$ -	\$ 750
Social Fund	\$ -	\$ 2,000
Garage Sale Expense	\$ -	\$ -
Insurance	\$ 3,828	\$ 3,820
Legal	\$ -	\$ 200
Licenses/Fees	\$ 93	\$ 450
Taxes	\$ -	\$ 200
Miscellaneous	\$ -	\$ 200
Office Supplies	\$ -	\$ 50
Postage	\$ -	\$ 900
Printing - Newsletter / Directory	\$ -	\$ 2,100
Expenses before Capital Reserve	\$ 4,019	\$ 97,800
Capital Improvements Reserve	\$ -	\$ 19,100
Total Expenses	\$ 4,019	\$ 116,900
Net Income	\$ 87,114	\$ -

2007 BALANCE SHEET

	01/31/07	12/31/07 Budget
ASSETS		
Current Assets		
Cash		
Checking	\$ 21,893	\$ 2,500
Savings	\$ 87,109	\$ 18,787
Capital Reserve	\$ 32,467	\$ 51,567
Total Cash	\$ 141,468	\$ 72,854
Accounts Receivable	\$ 22,700	\$ 600
Notes Receivable	\$ -	\$ -
Total Current Assets	\$ 164,168	\$ 73,454
Fixed Assets	\$ -	\$ -
TOTAL ASSETS	\$ 164,168	\$ 73,454
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable	\$ -	\$ -
Accrued Expenses	\$ -	\$ -
Income Tax Payable	\$ -	\$ -
Short-term Notes Payable	\$ -	\$ -
Portion of L-T Debt Payable	\$ -	\$ -
Total Current Liabilities	\$ -	\$ -
Long Term Liabilities	\$ -	\$ -
Mortgage Notes Payable	\$ -	\$ -
Total Liabilities	\$ -	\$ -
Equity		
Opening Bal Equity	\$ -	\$ -
Retained Earnings	\$ 77,054	\$ 73,454
Net Income	\$ 87,114	\$ -
Total Equity	\$ 164,168	\$ 73,454
TOTAL LIABILITIES & EQUITY	\$ 164,168	\$ 73,454

ADVERTISE IN THE NEWSLETTER OR ON THE WEBSITE

Contact a SVHA Board member to advertise your business
in the association newsletter and on the web site.

Check out

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

SVHA WEBMASTER

Special Thanks to Dave Eslinger who has been the Webmaster for
Shannon Valley!!!

Dave and his family will be leaving Shannon Valley at the end of the month.

They will be greatly missed.
Good Luck to you!!!!!!!!!!!!!!!!!!!!

RESTRICTIONS

From time to time, we receive inquiries about Shannon Valley's restrictions. These can be found on our website at <http://shannonvalley.org/bylaws.htm>. We are also reproducing them below.

Section 1. Use of Land. The property shall be occupied and used for single-family residence purposes only; provided, however, this restriction shall not prevent Shannon Valley Developments or others authorized by its from erecting temporary buildings and using such temporary buildings or residences for offices, sales and storage purposes during the development of said tract.

Section 2. Minimum Size of Residence. The floor area of the main structure of any residence, exclusive of porches, garages and basement areas, finished or unfinished, shall not be less than 1200 square feet for a one-story residence; 1600 square feet for a two-story residence or split-level residence; or 1500 square feet for a one and one-half story residence with at least 1100 square feet being on the first floor.

Section 3. Approval of Plans. Before construction is commenced, the builder shall submit the plans, specifications and floor plans showing location of dwelling with respect to topography and finished ground elevation for each structure to Shannon Valley Developments, and no construction shall commence until said plans have been approved by Shannon Valley Developments. A copy of such plans showing said approval shall remain on file with Shannon Valley Developments.

Section 4. Permitted Height of Residences. No residence erected on any of said lots shall be more than two stories in height, unless consented to in writing by Shannon Valley Developments.

Section 5. Setbacks and Projections. No building or part thereof, exclusive of porches, porticoes, stoops, balconies, bay and other windows, caves, chimneys, and similar projections, shall be nearer the street line than the building set back lines shown on said plat. Shannon Valley Developments must consent to any projection more than 4 feet beyond the building line. Shannon Valley Developments reserves the right to alter and amend the set back lines and side line restrictions of specific lots (but not to exceed 5 feet), from time to time, by filling an appropriate instrument in writing in the Office of the Register of Deeds of Johnson County, Kansas.

Section 6. Air Conditioners. No air conditioning apparatus or unsightly projections shall be attached or affixed to the front of any residence.

Section 7. Fencing. No fence may be erected without the prior written consent of Shannon Valley Developments.

Section 8. Offensive Activities. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become any annoyance to the neighborhood.

Section 9. Outbuildings. Except as herein provided, no structure of a temporary character, basement, tent, shack, garage, barn or other out-buildings shall be erected on any tract, or used for residence purposes, either temporarily or permanently.

Section 10. Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots, except dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose, and do not constitute an nuisance to the neighborhood. Any greenhouses shall be in the rear of the house.

Section 11. Trucks, Trailers, Buses, Campers, Boats. No vehicle, truck, trailer, bus, campers, boat or other apparatus, except passenger automobiles, shall be left or stored on said property, except in an enclosed garage.

Section 12. Television or Radio Antenna. No television or radio antenna or aerial shall be placed on the exterior of any structure or constructed separately, without the consent of Shannon Valley Developments. No lights or other illumination shall be higher than the house on any lot covered by these restrictions without the consent of Shannon Valley Developments.

Section 13. Foundations. All exterior basement foundations and walls which are exposed in excess of twelve inches ("12") above final grade level shall be painted the same color as the house, or covered with siding compatible with the structure.

Section 14. Oil Tanks. No tank for the storage of fuel may be maintained on any of the lots hereby restricted, above the surface of the ground, without the consent in writing of Shannon Valley Developments.

Section 15. Billboards. No signs, advertisements, billboards, or advertising of the lots hereby restricted without the consent in writing of Shannon Valley Developments; provided, however, that permission is hereby granted for the erection and maintenance of not more than one advertising board on each lot or tract as sold and conveyed, which advertising board shall not be more than 5 square feet in size and may be used for the sole and exclusive purpose of advertising for sale or lease the lot or tract upon which it is erected.

Section 16. Miscellaneous Provisions.

a) Garage Doors: All doors on garages located on the lots hereby restricted shall be kept closed except when opened for the purpose of parking or removal there from of motor vehicles.

b) Exterior Clothes Lines and Poles: No exterior clothes lines or poles may be erected or maintained on any of the lots hereby restricted.

c) Exterior Christmas Lights and/or Decorations: No exterior Christmas lights and/or decorations may be erected or maintained on any of the lots hereby restricted except during a sixty (60) day period beginning November 15th of each calendar year.

d) Garage, Porch or Basement Sales: No garage, porch or basement sales may be conducted on any of the lots hereby restricted without prior consent in writing of Shannon Valley Developments.

e) Dogs Running at Large: Dogs shall be confined. No dog shall be allowed to run at large on the property hereby restricted.

CONTINUED FROM PAGE 4

f) Exterior Basketball Goals: No exterior basketball goals shall be erected or maintained on any of the lots hereby restricted, without prior consent in writing by Shannon Valley Developments.

g) Swimming Pools: No above ground swimming pools may be constructed or maintained on any of the lots hereby restricted, without prior consent in writing by Shannon Valley Developments.

Section 17. Use of Easements. Shannon Valley Developments reserves the right to construct pipe lines, sewers and drains upon, over and across all easements and rights of way shown on the recorded plat.

There are also numerous municipal ordinances which we are required to follow such as not placing your trash out prior to the day before pick-up (usually Monday), and picking up your pet's waste at the park and near the sidewalks. References to various Overland Park property maintenance ordinances can be found at http://www.opkansas.org/_Res/Neighborhoods/Property_Codes_and_Maintenance/code_req.cfm.

Common sense, and pride in your property, will go a long way toward you being considered a "good neighbor" by your neighbors.

2007 SVHA SOCIAL CALENDAR

Below is the schedule for Social Activities for 2007:

EASTER EGG HUNT	March 31, 2007
DECK CRAWL	June 15, 2007
GOLF TOURNAMENT	June 16, 2007
NEIGHBORHOOD SERVICE	June 30, 2007
FOURTH OF JULY PARADE	July 4, 2007
GARAGE SALE	September 6,7,8, 2007
OKTOBERFEST (tentative)	October 13, 2007
ANNUAL MEETING	November 13, 2007

Easter Egg Hunt

The annual Shannon Valley Easter Egg Hunt will take place on Saturday, March 31st, at Shannon Valley Park. It will begin at 1:00pm. We will have lots of eggs filled with candy and goodies and, of course, a visit from the Easter Bunny! So come join us for a great hunt!

If you have children under the age of 3 and would like to donate age-appropriate items for the eggs, please let me know and I will be glad to pick them up.

We look forward to seeing everyone there - make sure you come early and don't miss the fun!

If anyone is interested in helping with this event, please give me a call.

Kathy Ulm
451-9173

3rd SVHA Golf Tournament

We are starting to put together plans for our 3rd annual SVHA Golf Tournament. Our proposed date is June 16th, 10 am at Eagles Landing, so mark it on your calendars! The tournament is open to adult Shannon Valley residents & guests, men and women, and all levels of players. The tournament will be a scramble format. Cost will be approximately \$50, then lunch and beverages will be on your own. There will be prizes awarded.

If you are interested, please email Mike Ulm at mulm@sbcglobal.net to reserve your space, or call me at 451-9173.

Deadline for reservations is June 1.

HOME IMPROVEMENT CORNER

Space Saving Tips to Create an Efficient Kitchen Office

The kitchen is the heart of a home, a central gathering place to tackle the family finances, plan schedules and oversee homework. As a temporary workspace, the kitchen table can convert into the command center until the next mealtime. However, for a more convenient and attractive solution, you can eliminate the chaos and the shuffling of projects and papers with a kitchen office.

Incorporating the latest high-tech equipment into a compact space and keeping with the design of an existing kitchen is made easier with specialty hardware to hide or hold the equipment needed for a kitchen office. Take advantage of an underutilized corner or a built-in nook to turn a portion of the kitchen space into a high functioning, compact kitchen office with the addition of a few pieces of relatively inexpensive hardware.

Here are a few tips on how to make these space saving features pack extra punch into a small kitchen office:



- **Keep the surface area clear with mounting hardware to hang a computer monitor from under the cabinet or attach to the wall with a Single Axis Mount.** Many mounts can rotate a full 180 degrees for full viewing from any angle, and a keyboard and mouse can be placed on a pullout platform for an easy retrofit solution.
- **Hide the equipment.** To make the keyboard and mouse even less obtrusive, tuck them behind a false drawer front by using hinged drawer slides to customize an existing drawer. Even the main computer case can be tucked away with an under-the-desktop computer mounting system.
- **Corral the wires on top.** Eliminate the unsightly mess of cords and wires by using grommets to guide power cords and cables through the countertop. The grommets come in a variety of metal finishes or in hardwoods to match existing cabinetry.
- **Corral the wires down below.** Another eyesore is the tangle of wires and cords near the outlets. Keep this area safe and clutter free by using a modern wire management such as Wiretracks. This system works with your existing or new construction baseboard molding and keeps the wires neatly tucked away and out of sight.
- **Use proper task lighting.** Adequate lighting is important for any work area and is sometimes overlooked. A simple solution for retrofitting is to incorporate low voltage Xenon lights for under-cabinet lighting. These lights create less heat and last twice as long as halogen lights and they can be attached to the cabinetry surface or installed as an insert.
- **Consider cabinetry with pullout shelves.** Supplies and bulky equipment like a printer can be stored out of sight, but still readily accessible. Install pullout shelves or drawers in an existing cabinet. Full extension drawer slides will give you full access to the drawer. Drawer slides are available in a wide variety of sizes and types.

Incorporating a few pieces of specialized hardware lets you turn an underutilized space into a kitchen “command center” that is organized, easy on the budget and pleasing to the eye.

This article is reprinted from the Handyman Matters Residential Newsletter, and contributed by Brian Miles, owner and operator of the local Handyman Matters franchise.

SVHA WEBMASTER

Anyone interested in becoming the Shannon Valley Webmaster, please contact a SVHA Board member.

CONGRATULATIONS TO WINTER HOME AWARD WINNERS



The Shannon Valley board is pleased and honored to announce that Robert & Peggy Lee have been selected for the 2006 winter home award. Robert & Peggy reside at 9306 w 113th Street, are Overland Park natives and thoroughly enjoy being Shannon Valley residents since moving here in July of 1979. Robert recently retired from Federal Express as Transport Specialist after 11 years of service. He now has more time to compete for the Shannon Valley Homes Awards. They have 4 children, Brett, Robin, Renee and Shelly. Robert & Peggy were very surprised and quite pleased at being selected for the Winter Seasonal Home award. Please join us by congratulating them on a job well done.

Ever Wanted to be called “Captain”

We are in need of Block Captains for various streets. The Block Captain has one of the most important functions in the neighborhood relations within Shannon Valley. Ideally we would like to have approximately 13 to 15 homes per assignment. As of today some Block Captain's are responsible for up to 25 homes. So please consider volunteering. Please check out the Shannon Valley website www.shannonvalley.org for open assignments.

He or she is expected to:

1. Assist in welcoming new neighbors
 - a. Make sure they are aware of our website
 - b. Shannon Valley calendar of events
 - c. Email distribution list
2. Keep your neighbors informed of upcoming social events
 - a. Block Parties
 - b. Easter Egg Hunt
 - c. July 4th Parade
 - d. Deck Crawl
 - e. Golf Tournament
 - f. Octoberfest
3. Attend quarterly Block Captain meetings (schedule posted on website.)

In other words, become the (benevolent) “gossip” of your block! (The now maligned word “gossip” comes from the Middle English “godsib” or “god’sib” sib as in sibling, kinsman) and meant “godparent” – one who looks after another!

Please email Lori Kueker (lorikueker@gmail.com) if you wish to take on the responsibility and connect more fully with your nearby neighbors.

Shannon Valley Homes Association
P.O. Box 25054
Overland Park, KS 66225

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