



THE SHANNON VALLEY VOICE

Summer 2006

A Message From The President

We have planned another **Neighborhood Service Day** for **Saturday, June 24, 2006, at 9:00 a.m.** If you can participate at any time or in any manner, please meet us at the tennis court or along College or Antioch, and meet some new friends while we improve our neighborhood. Our **planning session** will begin at **7:00 p.m. on Wednesday, June 21, 2006**, when we will plan our projects and determine our materials and supplies.

Last June, we planted approximately 35 trees and bushes, including Crabapples, Silver Maples, Autumn Blaze Maples, Dwarf Alberta Spruces, Austrian Pines, Colorado Blue Spruces, Emerald 'N Gold Euonymus, and Crimson Pygmy Barberry bushes on College Boulevard, Benson, and Antioch. I am happy to report the vast majority survived our mild winter and doing great with our recent rain.

Last October, we completed patching the tennis courts, replaced bushes at the Grant Street Entrance, planted and trimmed trees and bushes on Grant Street, repositioned the mat on the lot north of the tennis courts, cleaned the parking lot, staked and straightened junipers on College, and other projects prior to our Octoberfest celebration.

Some of the projects suggested for this Service Day include painting and general upkeep on the tennis courts, replacement of dead or aged bushes on Antioch and at College and Benson, and additional beautification of the Grandview entrance.

As with our other Service Days, we will be observing appropriate safety rules, and do not want anyone handling equipment they are not qualified to operate. Keep appropriate distances from chain saws and other dangerous tools, and wear gloves and eye protection. No alcohol should be consumed until the work is completed and equipment no longer being used.

There are many ways to participate, such as providing project ideas, tools, supplies, refreshments, funds, and support, even if you are unable to work on Saturday. Everyone is invited and encouraged to participate. If each one of us would spend just one hour a year doing something to benefit our neighborhood we would have the equivalent of a full time employee!

If you have any ideas and/or are planning to participate, please place these dates on your calendar and send an e-mail message to Telliott@ShannonValley.org. We hope to see you on June 24, 2006!

CONGRATULATIONS TO SPRING HOME AWARD WINNERS



The Shannon Valley board is pleased to announce Joe and Rosemary Chance as the winner of the Spring Home Award. The Chances are living the 'good life' here in Shannon Valley. Being from Iowa and living in Kansas, it is not understood why they are Nebraska football season ticket holders. Joe has retired several times from the grocery business, wholesale meat and liquor businesses. Rosemary is also retired after enjoying 31 years with Ford Motor Co. With 5 children, 14 grandchildren and 5 great grandchildren living in Oklahoma, Illinois and New York, traveling the U.S. is a big part of their life. Joe must not be as tough as he was in '56 as he and Rosemary hang out with friends in Arizona during January and February.

With the new red mulch around the trees and other newly designed areas in their yard, their place truly stands out. Their backyard has been enhanced with 21 emerald green arborvitoe evergreens as a privacy border along with a rock ground cover. Joe and Rosemary are dedicated in keeping their residence in top shape and are appreciative of the recognition from the board and the gift certificate.

A BIG SHANNON VALLEY THANK YOU TO MARVIN HAMMONTREE

**Marvin has upgraded and replaced the lights at the intersection of Antioch and 115th.
Great Job Marvin!!!!!!!!!!!!!!1**

CERT

We welcomed three new CERT graduates to the Shannon Valley CERT team the 14th of March. They are John and Kathy Hunt and Marvin Hammontree. At our last Shannon Valley meeting we had visitors from Nottingham Forest CERTS. They had heard about our program and were interested in learning about us and perhaps working together and maybe pulling in some other subdivisions into the CERT community for combined training exercise. We are looking forward to working with our community CERTS. We have asked the Overland Park Fire Department if this can be organized. We have asked the OPFD about many subjects and the EMS Chief Steve Isaacson will be coming to our next CERT meeting to discuss how we operate our SV CERT teams. He is excited about our program and is looking forward to meeting the SV CERTS. The meeting will be held on Wednesday, June 7 at 7 pm at the offices of Nations Real Estate, 11727 College Blvd.

Mrs. Linda Tamosiunas SV CERT Training Officer Liaison Officer

SVHA SOCIAL EVENTS

2nd SVHA Golf Tournament

Reminder - Our second annual golf tournament will be held on June 17th at 10:00 am at Painted Hills! If you have not already signed up - you need to hurry! We will take reservations until June 7th, at which time we'll need to finalize our teams. This is open to all Shannon Valley adult residents - male or female! We'll pick random teams and play scramble, so it doesn't matter what your skill level is - come join us and meet some new neighbors! Cost will be \$45 which covers your green fees, cart, and prizes.

For more information call or email Linda Nease at 345-0308, or hlinease@aol.com

See you there!

4th Annual Fourth of July Parade

Come join us for the annual 4th of July parade at Shannon Valley Park! We will meet at 1:00pm at the tennis courts - bring your bikes, trikes, wagons, scooters or whatever you have and decorate them up for 4th of July! Noisemakers are welcome! We'll parade around the neighborhood for a few blocks and then meet back at the park for some treats. If you have any questions, please call Linda Nease at 345-0308. If the parade is rained out on the 4th, we will not have a make-up day, so let's keep our fingers crossed for better weather than last year!

T-Bones Game

We're going to try again to have a neighborhood night at the T-Bones! It can't be as cool and rainy as last year, can it? So plan to join your fellow neighbors on July 20th (Bat Giveaway) at 7:05 pm to watch a great game of baseball and visit with friends! Cost will be \$7.00 per ticket. The deadline for reservations is July 1st, so call or email Linda Nease at 345-0308 or hlinease@aol.com. Bring your friends, bring your family, and come join us at Community Ballpark!

SVHA FIRST EVER DECK CRAWL

Shannon Valley Homes Association would like to invite you to our first Deck Crawl June 16th beginning at 7 pm ending between 11 pm to 12 pm. At this point in time we have four homes that are hosting the Deck Crawl. We will spend approximately 45 minutes to an hour at each home. Those hosting will provide an appetizer and drinks. If you would like to attend please leave a message at 913-451-3109.

We will begin our adventure at the Burvee's home, then off to the Rolanders, then the Overbay's and last but not least the Starke's.

Hope to see you there. Lori Kueker Block Captain Coordinator

Plea for help!!

Shannon Valley social committee needs your help! We have lots of fun activities scheduled and would like to do more, but we really need help to organize these events. Even if you just want to work on one specific event, we can use you! Call or email Linda Nease (note all the numbers above) and volunteer to help with this fun committee!

Check out

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

SHANNON VALLEY HOMES ASSOCIATION
Resident Database Update
Please read carefully
Return Deadline: July 15, 2006

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
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 2007.

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

TREASURER'S REPORT

2006 BALANCE SHEET

	4/30/06Actual	12/31/06Budget
ASSETS		
Current Assets		
Cash		
Checking	5,830.79	2,500.00
Saving	106,220.61	19,387.27
Capital Reserve	21,136.73	33,246.18
Total Cash	133,188.13	55,133.45
Accounts Receivable	4,300.00	0.00
Notes Receivable	0.00	0.00
Total Current Assets	137,488.13	55,133.45
Fixed Assets	0.00	0.00
TOTAL ASSETS	137,488.13	55,133.45
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable	0.00	0.00
Accrued Expenses	0.00	0.00
Income Tax Payable	0.00	0.00
Short-term Notes Payable	0.00	0.00
Portion of L-T Debt Payable	0.00	0.00
Total Current Liabilities	0.00	0.00
Long Term Liabilities	0.00	0.00
Mortgage Notes Payable	0.00	0.00
Total Liabilities	0.00	0.00
Equity		
Opening Bal Equity	0.00	0.00
Retained Earnings	51,024.81	55,133.45
Net Income	86,463.32	0.00
Total Equity	137,488.13	55,133.45
TOTAL LIABILITIES & EQUITY	137,488.13	55,133.45

DUES COLLECTION PROCESS

Although some question my sanity, I consider it a true honor to serve as the President of Shannon Valley's Homes Association. I value the opportunity to work with energized and enthusiastic board members, officers, and other volunteers in helping to make Shannon Valley a better place to live.

One of the least attractive duties for our board members and officers, however, is the annual collection of dues and trash assessments. In order to make such collection more effective and efficient, it was suggested that we provide a more detailed explanation of this process.

You can review in this newsletter a table listing the activities, timeframes, entity/person responsible, and authority for our assessment procedure. The notices are usually sent to the owners in December, with the due date in January. The vast majority of our 562 members pay their dues and trash assessments on time, which is greatly appreciated.

There are several dozen, however, that do not pay on time. In fact, we had to send reminder notices to about 90 homeowners who had not paid by February 16, 2006, and had to suspend trash service for about 40 homeowners who had not paid by March 17, 2006. Liens are being filed on approximately 10 properties for which outstanding balances remain. We also have a few pending bankruptcies and foreclosures from time to time, and try to monitor these proceedings in an effort to collect the assessments owed to the Association.

So what do we get for these assessments? The main benefit, which exceeds over half of the annual collections, is the bi-weekly trash service. As I have mentioned before, we have a very favorable

Continued on page 6

TREASURER'S REPORT

2006 INCOME STATEMENT

Income	3/31/06 YTD Actual	4/30/06 YTD Actual	MtM Variance	2006 Budget
Current Annual Dues	52,283.00	52,773.00	490.00	51,080.91
Garbage Fees	54,417.00	54,927.00	510.00	60,319.09
SubTotal	106,700.00	107,700.00	1,000.00	111,400.00
Past Dues/Late Fees/Interest	1,325.09	1,475.00	149.91	1,900.00
Interest - Money Market	495.93	849.22	353.29	1,200.00
Other Income	348.02	348.02	0.00	150.00
Total Income	108,869.04	110,372.24	1,503.20	114,650.00
Expense				
Contract Labor	900.00	1,200.00	300.00	3,600.00
Garbage Contract	9,827.22	14,914.62	5,087.40	60,860.55
Landscape Contract		1,148.40	1,148.40	19,000.00
Grounds Maintenance	15.02	15.02	0.00	2,000.00
Storage Locker Rental	780.00	780.00	0.00	780.00
Utilities	280.62	373.49	92.87	3,500.00
Meetings			0.00	750.00
CERT			0.00	750.00
Social Fund	50.00	50.00	0.00	2,000.00
Garage Sale Expense			0.00	50.00
Insurance	3,820.00	3,820.00	0.00	5,500.00
Legal			0.00	100.00
Licenses/Fees	228.95	328.95	100.00	400.00
Taxes	54.06	54.06	0.00	600.00
Miscellaneous			0.00	200.00
Office Supplies	17.01	17.01	0.00	50.00
Postage	491.37	491.37	0.00	800.00
Printing - Newsletter / Directory	716.00	716.00	0.00	1,600.00
Expenses before Capital Reserve	17,180.25	23,908.92	6,728.67	102,540.55
Capital Improvements Reserve	0.00	0.00	0.00	12,109.45
Total Expenses	17,180.25	23,908.92	6,728.67	114,650.00
Net Income	91,688.79	86,463.32	-5,225.47	0.00

Continued from page 5

contract with Deffenbaugh, and would like to minimize our need to request them to suspend trash collection for overdue homeowners. The next highest item is the maintenance contract for our common ground, which equals about 20% of our budget. The third item is the increase to the capital reserve account, which is necessary for future improvements and to address the maximum assessment amount discussed in greater detail in our Rolling Master Plan. The remaining funds are for utilities, insurance, social activities, administrative, and other items outlined in the Treasurer's report.

If you make your payments on time, we wish to thank you very much. If not, we would truly appreciate it if you would make an effort to avoid the delinquency list in the future, and reduce this less pleasant aspect of our duties as Shannon Valley board members and officers.

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

Tim Elliott

Shannon Valley Homes Association Assessment Procedure			
Activity	Time To Be Performed	Entity/Person Responsible	Authority
Fix Assessment and late penalty	At least 30 days prior to annual assessment period.	Board	Bylaws, Art. 7.2(c)(1), Art. 7.1(c)
Dues Notice Mailed	At least 30 days prior to annual assessment period.	Board/Treasurer/ Administrative assistant	Bylaws, Art. 7.2(c)(2); Declarations Sec. 7(3) & (4)
Late Penalty	Assessed after due date.	Treasurer	Board
Suspension of voting rights and recreational facilities	Due date	Board	Bylaws, Art. 7.1(b)
Reminder notice	15 days after due date	Treasurer	Not required
Suspend trash service	30 days after due date	Treasurer	Board
Apply interest at 8% from due date	30 days after due date	Treasurer	Declarations Sec. 8(1); Bylaws, Art. 12
Prepare Statement of Lien and Certificate of Non-payment of Assessments, add \$30 lien fee, and present to board	30 days after due date	Treasurer	Declarations Sec. 8(2)
Foreclose lien	Prior to expiration of lien or within 5 years from due date	Board to hire attorney by resolution	Declarations Sec. 8(2); Bylaws, Art. 7.2(c)(3)
File lawsuit with demand for attorney fees	Within 5 years from due date	Board to hire attorney by resolution	Declarations Sec. 8(2); Bylaws, Art. 7.2(c)(3)

Shannon Valley Grounds Maintenance

By Vern Koeppen

It appears as if Spring has finally decided to make its appearance although it had us fooled for a couple of months with the warm weather. SVHA has awarded their spring home award to the Chances. Drive by and notice the well manicured yard.

Along with the warmer weather, I imagine there will be increased activity at the tennis courts. We had a lock problem where no key would work to unlock the gate. In the process of getting that repaired by replacing the pins within the tumblers, there are now older keys that won't work. This is because the pins are new and slightly larger and more pointed than they were when the first set of keys were cut. The bottom line is that keys numbered lower than 25 need to be replaced. Bring them to me and I will exchange them for a new one, no cost. I will then take them to the locksmith and they will be ground down a bit, free of charge, in lieu of purchasing replacements. I suggest that everyone having a key numbered lower than 55 stop by and make sure it opens the gate before you want to play, can't get in and can't get in touch with me.

Ground maintenance is now in full swing with Epic Landscape providing the service. I can't remember the rock bed along College Blvd. looking as clean as it does now. Maybe all the complaining I did to different maintenance crews is finally paying off. I guess that old farm saying that the squeaking wheel gets all the grease may have some foundation to it.

Robert Lee has really been a delightful addition to your ground maintenance committee. If I thought I had a good idea on how to repair something, I just mentioned it to Robert and his idea was above and beyond mine, so I told him to go for it. Don't ever think for a minute that dumb ol' Nebraska farm boys can't come up with some good ideas on how to get something accomplished without doing it themselves.

I've used enough space so enjoy the summer and the coming events. God bless.

Shannon Valley Homes Association
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Overland Park, KS 66225

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