



Ryan's Run Homes Association Newsletter

May 2022

Message from the Board of Directors

Spring has sprung!!! It is great seeing everyone outside tending to their yards, visiting with neighbors, enjoying evening walks, and watching our beautiful sunsets. It is obvious that everyone takes pride in maintaining their home and our neighborhood.

Since the last newsletter in November, we held the Annual Ryan's Run Homes Association meeting. A major outcome of that meeting was the approval to pursue a special assessment to obtain funding for our annual events, as well as the review of our legal documents. We wish to report that the special assessment has been completed, and it was a great success with excellent participation by all. (Thanks Everyone!!!) The legal review is continuing, and the Board's goal is to complete this activity by the end of the year, so that results can be provided to the membership at the next Annual Meeting for either information purposes or approval by the membership for incorporation into our documents.

Another item mentioned at the last Annual Meeting is that the two-year terms of the Board of Directors will be completed by the end of this year. This is true of all Board Directors because, as you may remember, we elected all seven at one time to fully reactivate the Board. According to our By-laws, the terms of Directors are to be staggered so that three to four Directors will be elected each year. Therefore, at the end of this year, we will be replacing three or four of the Directors, while the other three or four Directors will serve one-time, three-year terms. The reason for mentioning this at this time is to start soliciting volunteers to serve on the Board. Please consider volunteering and let us know.

As you are aware, there will be several roadway construction projects occurring over the next couple of years in our area. The Board is monitoring these projects and will keep our membership advised of potential impacts to the neighborhood. Additional information concerning these projects is provided later in this newsletter.

As always, if any of you have questions or comments concerning our activities or lack of activity, please advise one of the Board Members. We truly would appreciate your feedback.

The Board of Directors

PLEASE NOTE

Annual Summer Gathering

Last year's Summer Gathering was a BIG success and enjoyed by all who attended. The one thing that would have made it better...if even more neighbors could have made it! Hope to see you all this year.



Joe and Karen Hilboldt have graciously volunteered to host again this year. We have decided to move the start time back a little this year.

- When: Sunday, June 12
Starting at 5:30, Eat around 6:30
- Where: Joe and Karen Hilboldt's
9020 W 169
- HOA will provide: hamburgers, hot dogs
cheese, condiments
bottled water and tea
paper plates and utensils
- You provide: your choice of fruit or salad, a side dish, or dessert
any other beverages you might want
lawn chairs and yard games

PLEASE RSVP to Karen Hilboldt at 913 481-2474 or email: jhilboldt@aol.com **BY JUNE 6 WITH:**

- 1) Number of people in your family attending
- 2) What food you will be bringing

Note: This will allow us to have appropriate amount of food and other preparations. Look forward to seeing everyone, kicking off summer, and reconnecting.



Neighborhood Garage Sale

A special thanks to Darcie Kramer for her effort in heading up our recent very successful 1st annual neighborhood wide garage sale. Working together we were able attract more traffic and activity than we could have individually. If you did not participate this year, you might want to put it on your calendar next year for the last weekend in April.



Treasurer's Report

A huge Thank You to our Ryan's Run Homes Association Membership! We received on time special assessment payments from 41 out of 42 homeowners. Your timely response is a testimony to your commitment to our neighborhood, and you make it a pleasure to serve on our association's Board.

Our November newsletter balance was \$536.75. All new receipts from November 2021 through April 30, 2022, were for the special assessment totaling \$6,151.27. Expenses during the period totaled \$297.02 for the annual Christmas party (\$191.50), special assessment mailing (\$65.52), and the annual filing fee with the State of Kansas (\$40.00). The current balance at the end of April is \$6,391.00.

If anyone would like more detail, the Treasurer's books are available to the membership by contacting the treasurer, Myra Schraeder.

Local Roadway Improvements

Most of you are aware of the various projects coming up in the next couple of years that may impact Ryan's Run. These include the 2022 Major Storm Sewer Repair Project, 167th Street Roadway Improvements – Switzer to Antioch Roads, Antioch Road Extension, and the Wilshire Hills Development. The Board is monitoring the progress of these projects, and a brief status of each is as follows:

2022 Major Storm Sewer Repair Project

This project consists of 5 small storm sewer projects within Overland Park. One of these projects (Site 5) involves the replacement/repair of the 3 storm sewer culverts in our neighborhood (one on 170th and two on Grandview). Many of you are already aware of this activity, having seen surveyors working at the 3 storm sewer culvert sites collecting design information this past fall/winter. Some information about the Site 5 Project follows:

- Contact Lauren Garwood, supervisory civil engineer, or Aru Humeida, Project Manager, for any questions that you may have.
- Site 5 consists of three storm sewer culvert crossing (one on 170th, two on Grandview).
- Approximately, 400 linear feet of pipe will be replaced. Corrugated metal pipe (CMP) will be replaced with concrete pipe.
- The construction will be staged one culvert site at a time so that road closures will not be necessary.
- The work will consist of easements (both permanent and temporary/construction), replace culverts, maintain access to homeowner's property during construction, and fully restore disturbed areas.
- Schedule:
 - April 2022 - Easement packets to affected homeowners for consideration/approval.
 - May 2022 – Public Meeting No. 2 to discuss project/proposed easements and answer questions. (If you are an affected homeowner, you probably have already received a



Public Meeting No. 2 meeting notice letter. The meeting will be on May 17, 2022, from 5:30 to 6:30pm at the City's office at 8500 Antioch.)

- Fall 2022 – Public Meeting No. 3 to meet the contractor and answer questions.
- Fall/Winter 2022 – Construction begins.
- Spring 2023 – Construction complete.

167th Street Roadway Improvements, Switzer to Antioch Roads (TH-1914)

The City of Overland Park held its second information meeting on the planned 167th Street improvements on March 1st. In lieu of a formal presentation, the overall preliminary plan for improvements from Switzer to Antioch were available for viewing along with enlarged detail sheets for the individual homeowners living adjacent to 167th Street. City planners and engineers, as well as representatives of the contractor, were available to answer questions about the impact of right of ways, easements, and utility relocations on the adjacent properties. Here are some important takeaways for all Ryan's Run homeowners.

- Utility work/relocation is scheduled to be completed in 2022, however, utility plans were not finalized prior to the meeting.
- The next step will be for individual homeowners adjacent to 167th to meet with the City's property appraiser to discuss valuation of proposed acquisition of rights of way and easements.
Homeowners, take note: If you want to discuss your proposed valuation prior to the City's determination, you must contact Valbridge Property Advisors at 913-647-4981.
- Road construction is scheduled to begin in 2023 with completion by the end of 2024.
- The work will be done in 3 phases with some temporary access to 167th for local traffic throughout.

Phase 1 extends from Switzer east to the Evergy facility.

Phase 2 Evergy facility east to Grandview.

Phase 3 Grandview east to new traffic circle at Antioch.

- Phase 2 work will include the entrance to the Wilshire Hills development. During this phase, the City plans to route local 167th Street and Wilshire Hills traffic to 170th Street and then to Antioch.
- As of April 23, 2022, there is no longer detailed information or scheduling on the City's construction project web page.

Antioch Road Extension

The extension of Antioch Road past our neighborhood down to the Arboretum has always been a City long-range planning goal (i.e., 4-lane divided upgrade). Most likely due to its significant cost, (i.e., bridge construction and lack of a funding source for it), the City kept pushing this project out into the future. We have recently heard that now, this project has completely fallen off the City's radar and has been taken off the City's Capital Improvements Plan. This is good news for us because traffic should remain nominal and consist of just the local traffic of the immediate area.

Wilshire Hills Development

It appears that the Wilshire Hills Development to the west of us is moving full steam ahead if the clattering of construction equipment off in the distance means anything. So far, Wilshire Hills have



kept their agreement with us that they will not open 170th Street to construction traffic until the 51st lot of their development has been completed. We will continue to monitor their activities in this regard.

At the March 1st 167th Street Roadway Improvements meeting, we became aware that the City plans to open up 170th Street so they can detour local traffic (primarily our neighbors who live between Antioch and Switzer, but also Wilshire Hills traffic) to Antioch Road during construction of the 167th Street roadway improvements (i.e., the City infrastructure project), while through traffic on 167th would be directed to 159th. The other option for the City was to build a bypass along 167th, which is not a cost-effective use of tax dollars and would have required more construction easement and disruption for adjacent property owners. The preferred detour using 170th Street will most likely occur before the completion of the 51st lot of the Wilshire Hills Development.

The Board has advised the City of our concerns regarding the early opening of 170th to traffic. The City responded noting that 1) our stipulation with Wilshire Hills does not apply to City infrastructure projects, and 2) according to City guidelines, once the 51st lot is platted for the Wilshire Hills development and the streets are in, the City considers the lot completed and the agreement met.

We are currently planning a meeting with the City and our Ward Representatives to discuss the details and timing of the detour and will keep the Association advised of this situation as we work through the details with the City.

Street Preservation with Chip Seal

Please note that the City will be performing street preservation with chip seal in our neighborhood this summer (May through September 2022). You have probably already received an initial post card advising you of the work. A follow-up post card will be sent to you one to two weeks before the preservation crews are in our neighborhood. A door hanger note will be placed 48 hours before our streets are scheduled to let us know the specific date of the work.

Architectural Committee

No major activity has occurred since the last newsletter. If you have an upcoming project in the planning or permitting stage, we wish to remind everyone to contact the Committee to obtain their input, review, and approval.

Restrictions Committee

There are continuing discussions with the attorney on a formal review of the HOA documents. Once that is complete, we will review the recommendations for the Declaration of Restrictions and discuss potential updates.

Public Relations Committee

Our committee plans and organizes 3 neighborhood activities each year: Spring Garage Sale (last weekend in April), the Summer Gathering (second Sunday in June), and the Christmas Party (first



Saturday in December). Additionally, we put together 2 Newsletters each year, one in May and the other in November.

Special Interest Story

For this newsletter, we have several special interest stories for your enjoyment. We believe that these past and present tidbits of information involving our neighborhood brings us even closer together as a neighborhood. The next newsletter will be in November of this year, so be thinking about your special story that you can contribute, and forward it to the Public Relations Committee.....the more the merrier!!!

Sharing Love for Ukraine in Romania (by Wendy Krause)

Tim and I traveled to Romania in March with a friend from here in KC to serve Ukrainian refugees who had fled their homes and were traveling to places of safety. We thought we would share a bit about our trip with you.

We feel so blessed to have had an opportunity to serve alongside such wonderful Romanian people, as well as some American college kids, born in Ukraine (before moving to the US) who came at their own expense to help translate where needed.

We were centered in Bucharest at our Romanian missionary friends' office space where they were housing Ukrainian refugees. They had converted several office/meeting room spaces into dormitories/sleeping areas for women and their children, as well as some rooms for the few families that come through. Conditions were cramped, but clean, safe, and comfortable. As we understood, the only exception for men aged 18-60 to leave Ukraine with their families is if they had three or more children. We were at a temporary facility with a 6-day maximum stay. They were providing transportation to and from the train station and embassy to get documents to help the refugees reach more permanent destinations. The most important ingredient at this shelter was the loving care and the prayer cover as it was run by Christians vs. the government-run facilities.

Tim provided a medical clinic at their basic pharmacy that they had set up with donated medicine within the first five minutes that we arrived! He was a hot commodity throughout the week! We also took their piled mess of a clothes bank and organized it for them over a couple days. The Netherlands had donated 80 tons of food and clothing that we helped sort through and divide onto pallets for other shelters to come pick up as they needed. That was fun to work side by side with refugees and staff; so many different languages and Google translate failures! 🤖 We were thankful for the Romanians who spoke some English!

Some refugees came and went in a day; some were there most of the time we were, as they were having trouble with their documents and were repeatedly traveling to the embassy. I fell in love with a mischievous little blonde 2-year-old, Mary, as we made bead bracelets together. Who needs the same language to make a bracelet and play? Then there was sick little Gordey, who was 5 years old, sleeping off his illness with his mom next to him the entire time until we left, just the two of them traveling together. I gave him the little toy figures that Boaz sent with me for someone special. And of course, there was "No Problem." He was our 15-year-old Ukrainian go-to guy. When we needed help carrying a load or a bag, he said, "No problem!"...the only English he knew! We gave him a shirt with that on



the front before we left. Romanian Mariusz risks the dangerous drive into Ukraine to drop off truckloads full of supplies and brings back anyone who wants to pile into his truck to come to Romania on a weekly basis. He and the staff at the center work tirelessly!

We ended up being able to give gifts of encouragement to 13 staff members at the facility! In addition, there were around 100 hygiene blessing bags that we put together filled with lotion, lip balm, shampoo, conditioner, soap, toothpaste, a toothbrush, and even mouthwash, all with a scripture card...all from donations! The children enjoyed looking at the picture books as I was there and played immediately with small stuffed animals as they were presented. It was a great partnership with friends who supported us at the last minute as we put our trip together very quickly!

May we all continue to join in prayer for our displaced brothers and sisters, and for peace and healing.

In Him,

Wendy and Tim

1990 Annual Stilwell Fourth of July Parade (by Monty Nigus)

For your enjoyment, below is a photograph taken approximately in the year 1990 of the Ryan's Run Float No. 93 entry in the annual Stilwell Fourth of July Parade. The sign on the little wagon reads "Ryan's Run Homeowners Association – We Support Our Veterans". This photo illustrates Ryan's Run's support for our Veterans over the years. Even today, you will see many American flags flown proudly throughout our neighborhood. Please note that one of the amazing facts of this 32-year-old photo is that almost all the people still reside in Ryan's Run! It just shows how much we love our neighborhood and that it is a great place to live and raise families. Although the photo is not of the best quality, hopefully, you will be able to recognize some of the people and their kids. Actually, except for the kids, the adults in the photo haven't changed much.....perhaps just greyer hair and a little added weight!!!!



Photo Courtesy of Sharon Nigus

(From left to Right – Mark Insana, Unknown Man – Does anyone know him, Justin Fouts, Zackary Nigus, Sharon Nigus, Annie Insana, Peter Diedrich, Lynn Diedrich, Tyler Diedrich, Charlene Fouts, Buddy Fouts, Theresa Randall, Cathy Hoffman, Kim Hoffman, Betsy Diedrich, Amanda Randall, Andy Randall, Nelson Randall, Debbie Insana)

Ryan's Run Home Rendering (by Monty Nigus)

Also, for your enjoyment, below is a photo of a pen and ink sketch done by Sharon Nigus of the Charlene and Buddy Fouts's house in our neighborhood. Usually each morning, Sharon enjoys sitting in what she calls her "birdwatching room" to have her first cup of coffee of the day, watch birds feeding from her bird feeders, see neighbors driving by going to work, and study her daily bible lesson. Of course, from this vantage point, she has a perfect view of the Fouts's beautiful house across the street.

One day, she decided that she wanted to sketch their house, and below is the result of her effort. The original resides with the Fouts's, while she retained a copy which hangs in the stairway of her home. Sharon has many such sketches and other pieces of artwork displayed in her home, and if anyone is interested, stop by, and she will give you a guided tour.



Photo Courtesy of Sharon Nigus

Helping Local Ukrainian Families (by Jesse Kangas)

When the attack on Ukraine started, Tori and I watched closely as a couple, who we are friends with from Ukraine, were in the United States, but scheduled to return to Ukraine in the next few weeks. As we observed the conflict, it became apparent that return was not an option. I reached out to our Ukrainian friends to see what sort of housing arrangements were needed.

Our Ukrainian friends, Dima and Reilly, are part of the Fellowship of Christian Athletes (FCA). Dima and Reilly, along with many other international FCA staffers, were in the U.S. for an annual training conference. As the news prior to the conference seemed to indicate an invasion of Ukraine was a possibility prior to them departing for the conference, many of the attendees had brought more family with them than originally expected.

With the scope of the conflict becoming broader by the hour, I communicated with Dima and Reilly regarding how many Ukrainians needed help, and I started putting a plan together to assist with housing, transportation, sustenance, and medical needs. Working with Foundry, (Tori's and my church), messages were put out to start seeing what resources were available. Many phone calls, emails, and texts came in with available resources. This work started the first Thursday of March. While the resources available for the Ukrainians started to accumulate, the needs were not yet known.



Bits and pieces trickled in, and after a few days, it was known that 10 Ukrainian families totaling 31 individuals would be residing in Kansas City for the foreseeable future. This humanitarian effort was noticed by the local news agencies, including Channel 41, who came out to our home for an interview for the nightly news. Of course, this local news coverage helped tremendously in getting the word out for help and resources for these families.

Communication was a unique challenge for us. However, I have a military background, and as such, was used to requesting information and progressing quickly once decisions are made. It was clear that the Ukrainian families had little care or concern for their immediate future, but only thought of home and the many loved ones who were being shelled by Russian forces.

Tori and I sought to help out as best we could, and along with Foundry church, had housing options set up through the month of March. Working alongside FCA, housing, food, transportation, gift cards, and clothing were provided to the Ukrainian families over the next 14 days.

FCA has worked tirelessly to provide and care for the long-term placement of these 10 families. Most of the families have moved into apartments in Lee's Summit for the foreseeable future and are working with the state department to determine if they will remain in the United States, or possibly relocate to Poland, Germany, or another European country.

If you would like to support these families or the many still in Ukraine, please see the link below.

<https://www.fca.org/international/globalregions/eurasia/ukraine>

About Our Newsletter

The newsletter comes out twice yearly – in May and November, to keep you posted on upcoming events and activities affecting all of us. Additional information can be found on the Ryan's Run website at www.RyansRunHOA.org.

The newsletter in November features the Annual Christmas Party on the 1st Saturday in December. In the May newsletter, the feature will be the Summer Gathering on the 2nd Sunday in June.

Ryan's Run Website

At any time, you can check out our website at www.RyansRunHOA.org for announcements of events and activities effecting Ryan's Run, Board Meeting Minutes from the past, newsletters both past and present, and Association legal documents. Also, please note on the "Contact Us" webpage that we now have an Association email address for contacting the Board of Directors. This email address is email@ryansrunhoa.org. Of course, you may still contact the Board members directly if you wish.



Ryan's Run Board Members

Monty Nigus	President
Wendy Krause	Vice-President
Myra Schraeder	Treasurer
Jim Wirt	Secretary
Brian Kramer, Steve Grier, Mike O'Neal	Committee Chairs

If any member of Ryan's Run has a question or comment concerning the Association and/or its operation and function, please feel free to contact one of the Board Members.

Ryan's Run Committees and Members

<u>Architectural:</u>	Brian Kramer (Chair), John Baker, and Josh Woolard
<u>Restrictions:</u>	Steve Grier (Chair), Ron Millard, and Tom Schraeder
<u>Public Relations:</u>	Mike (Chair)/Janet O'Neal, Michelle Saporito, Joe/Karen Hilboldt