



Ryan's Run Homes Association Newsletter

November 2022

Message from the Board of Directors

This past summer has quickly come to a close, including an end to the hot/dry weather. Wow, did our yards, gardens, plants, and trees take a beating!!! Hopefully, this fall, and coming winter months will bring some well-needed moisture.

With the approach of the end of the year, we look forward to the Holiday Season and all its festivities and family activities. Our upcoming Annual Christmas Gathering will be a great time to socialize with your neighbors and enjoy each other's company. Below in this newsletter are details on this event, as well as other neighborhood activities. Please don't forget to RSVP. Even if you forget, please come anyway at the last minute, if you can make it.

For this year's spirit of giving for the Christmas Gathering and Season, we will be collecting donations for the Stilwell Baptist Church Food Pantry. This food pantry has served the needs of the local Stilwell, Johnson County, and surrounding areas for several years. As with most food pantries, the continual need for resources and donations is always there. In talking with the food pantry, they have stated they have the need to provide meals for 550 families for the Thanksgiving and Christmas Holidays. However, their normal sources of food, such as Harvesters, etc., are themselves running extremely low on food and may not provide their normal support. Therefore, any monetary donations that we can give will help the food pantry and provide someone with a hot meal for the holidays.

We hope that you are accessing our website (www.ryansrunhoa.org) and reviewing the Meeting Minutes of our Board Meetings. This is a great way of staying informed about Board activities. Of special note, we have completed the legal review of our Association documents, which was an action item presented to the Board at our January 4, 2021, Annual Membership Meeting. The legal review provided clarifications, but did not result in the need for any major changes to the documents at this time. Our neighbors who participated in transferring the responsibilities from the developer to the Association and developing the original Association documents did an excellent job!!

Our Annual Membership Meeting will be coming up early next year on February 5, 2023. Please reserve this date on your calendar for your attendance. This meeting will include a brief review of activities for the past year, election of four new Board Members to replace those who will be stepping down at the end of their terms, discussion on the need for assessments, new business items, and any comments/questions from the membership. More details about the meeting will follow, and we hope to have a good turn-out.

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



Annual Christmas Gathering



The winter is quickly approaching, and plans have been made for the Annual Christmas Gathering. This is the second of the annual Ryan's Run gatherings this year. We plan to have this event the first Saturday of December every year. Please come and have a good time, meet your new neighbors, and love on each other, as we all kick off the holiday season.

When: Saturday, December 3
6:00 – 9:00pm

Who: Everyone welcome

Where: Tanner's Bar & Grill – private party room
14337 Metcalf Avenue

HOA will provide: Appetizers and Christmas cookies

Each family will be responsible for any additional food and drinks from Tanner's.

PLEASE RSVP no later than Sunday, November 27 to Michelle Saporito by email to michellesap13@gmail.com or text at 913-206-4715.

*****IN THE SPIRIT OF GIVING, WE WILL BE COLLECTING DONATIONS FOR THE STILWELL BAPTIST CHURCH FOOD PANTRY, WHICH IMPACTS THOSE IN NEED IN OUR COMMUNITY.*****



**STILWELL BAPTIST CHURCH
FOOD PANTRY**



Please note that there will be a “donations bucket” at the Christmas Gathering for your donation to the STILWELL BAPTIST CHURCH FOOD PANTRY. Your donation is tax-deductible. Checks should be payable to “First Baptist Church of Stilwell” with “Caring Ministry” noted on the memo line. If you need a charitable contribution letter for your tax return, please clip a note to your check, and the church will provide one. For any questions about the Caring Ministry, please contact Donna Raines (913-449-6601) at the church. Finally, if you are unable to attend the Christmas Gathering and wish to donate, please provide your donation to Myra Schraeder, our Treasurer. Donations will be accepted through December 15th.

Annual HOA membership meeting

When: Sunday, February 5, 2023, at 6pm

Where: Remote. Zoom invitation will be provided the week prior to meeting.

Agenda: Will be sent out prior to meeting

Annual Neighborhood Garage Sale

This coming year the neighborhood garage sale date will be Thursday, Friday and Saturday, April 27 – 29, 2023.

Darcie Kramer will again be heading up this event for us. We will be using the signage we purchased last year at the entrances to Ryan's Run. Darcie will also take care of advertising on various sites. If you have any questions or thoughts, please don't hesitate to call. **THANK YOU** Darcie!!

Treasurer's Report

Myra Schraeder

Our April newsletter balance was \$6,391.00. There were no new receipts from April 30, 2022, through November 1, 2022. Expenses during the period totaled \$3,816.74. This included initial signage for the annual garage sale and advertising (\$470.64), website (\$149), and annual summer gathering (\$237.18). The Hinkle Law Firm was paid the first of November for the Homes Association's legal document review (\$2959.92), making our current balance \$2,574.26.

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

Committee Reports

Architectural: Brian Kramer

Over the past year, the swimming pool that was approved in 2021 was completed just in time for this past summer season's hot weather. A detached garage was also approved and is currently under

construction. 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: Steve Grier

The attorney has completed the review of the Declaration of Restrictions and has determined that no changes or updates are needed at this time. If you have any questions or comments, please contact any of the Restrictions Committee members.

Public Relations: Mike O'Neal

Another great Summer Gathering in June was held at the Joe & Karen Hilboldt's house. They have a great setting for the party and are outstanding hosts. We are thinking about making attendance mandatory next year, so you'll then know what you are missing. Just kidding, BUT you really should mark the date on your calendar. A **BIG THANKS** to Joe & Karen!!

Ryan's Run Website

You can find the Board Meeting Minutes and additional information concerning Ryan's Run on our website. Jim and Kim Wirt head up this effort for us. Information is added occasionally, so we encourage you to frequently visit the website at:

www.RyansRunHOA.org

Special Interest Story

A Year in Review...

2022 has been an exciting and positive year for the folks in Ryan's Run. We have enjoyed watching some new traditions form and some prior traditions restart here in our wonderful neighborhood.

Thanks to all members of our HOA who helped lead our small community this past year.

We had GREAT success in collecting funds for our HOA Special Assessment in 2022.....thanks to all residents for your participation and response. These funds will only help us to better our community and build fellowship.

A few of the annual events our dues help make possible:

- 1) The Neighborhood Garage Sale, always the last Thursday-Saturday of April. Darcie Kramer has coordinated this for us.
- 2) The Summer Neighborhood Cookout, which is always the second Sunday in June. A special thanks to Joe and Karen Hilboldt for again hosting the event.
- 3) The Neighborhood Christmas Gathering, which is always scheduled the first Saturday in December.

We greatly appreciate ALL of your efforts and willingness to make Ryan's Run a wonderful place to call our HOME.

We look forward to what 2023 has in store for our little community... some upcoming happenings which will affect us all:

1) The replacement of the three spillways/street culverts... two on Grandview Street and one on 170th Street by the City of Overland Park scheduled sometime this fall/winter.

2) The widening and new median on 167th Street followed by the roundabout at the intersection of 167th & Antioch.

3) The HOA Board will be forming a committee to explore options and possible plans for new entrance markers at both entrances once Overland Park completes their projects.

Wishing all neighbors continuous good health and prosperity this Joyous Holiday Season

Best Regards,
Michelle Saporito (Public Relations Committee)

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, John Baker and Josh Woolard |
| <u>Restrictions :</u> | Steve Grier, Ron Millard, and Tom Schraeder |
| <u>Public Relations:</u> | Mike and Janet O'Neal, Jimmy and Michelle Saporito, Joe and Karen Hilboldt |