



Ryan's Run Homes Association Newsletter

May 2023

Message from the Board of Directors

After a few relatively cool months at the beginning of this year, Spring has finally arrived!!! Yards have greened-up (except for the yard at 16795 Grandview ☺☺☺), which also brings the summer sound of working lawn mowers in the distance, along with the leafing and flowering of our neighborhood trees and plants. It is great seeing everyone outside visiting with neighbors and enjoying morning/evening walks.

With Spring upon us, Summer is just around the corner which means that our **Annual Summer Gathering** is quickly approaching on **June 11th**. Please refer to that section later in this newsletter for details. **Please RSVP by June 6th**.

Since the last newsletter in November 2022, we held the 2023 Annual Ryan's Run Homes Association meeting this past February. A major outcome of that meeting was the unanimous approval of four new Board members (Ryan Craig, Josh Woolard, Michelle Saporito, and Terri Gabler) by the membership. Please refer to information presented later in this newsletter and our Association website (<https://ryansrunhoa.org/>) for the roles that these new members will be fulfilling within the Board. Stepping down from the Board will be Wendy Krause, Brian Kramer, Jim Wirt, and Myra Schraeder. We wish to thank these people for their 2-year service on the Board. They were very active in organizing and implementing the affairs of the Association and their guidance will be missed. With this roll-over in Board members, the 2-year terms of the Board members can now be staggered each year according to our By-laws. Therefore, next year, we will be looking for three volunteers to serve on the Board, as three current Board members will be stepping down. Please advise one of the Board members if you wish to serve on the Board starting next year.

Another major outcome of the Annual Meeting was the approval by the membership of an amendment to the Ryan's Run Homes Association Declaration to levy/collect an annual assessment of \$50/homeowner by August 1 of each year. This amendment has been discussed and planned over the last couple of years by the Board and at Annual Meetings. We had excellent membership participation in the processing of this document. With its approval, the document has been incorporated into the Association's legal documents, posted to the Association website (<https://ryansrunhoa.org/>) for your easy reference, and registered with the State of Kansas Register of Deeds. Additional information concerning the collection of assessments is provided later in this newsletter under the Treasurer's Report section and on the Association's website (<https://ryansrunhoa.org/>). The subject of assessments will continue to be reviewed at Annual Meetings in conjunction with the Association's operating fund and bank balance.

An "Other Business" topic from the Annual Meeting included the idea of planning for new entrance signs/monuments. Three of our original signs/monuments have been removed over the years due to their dilapidated state, while one of the two remaining is also in disrepair. Also, new road construction along 167th Street will ultimately remove our current ones. This topic was opened to the membership for discussion and input, which generated a broad range of questions, comments, and concerns. A good discussion of this topic by the membership commenced with an overall general



outcome to look further into this topic. As a result, at the February 23, 2023, Board of Directors Meeting, the Board appointed the Architectural Committee to start evaluating this topic. With the 167th Street Improvements Project probably not completed until the end of 2024, an entrance sign/monument project would probably not occur until 2025, if the Association elected to proceed with such a project.

As noted in past Board of Directors Meeting Minutes and for various reasons, Lyle Pishny wished to step down as our Association's Registered Agent. Monty Nigus volunteered to fulfill this role, and the required changed document has been filed with the Kansas Secretary of State and posted to the Association's website (<https://ryansrunhoa.org/>) for reference. We thank Lyle for his service in helping the Association over the years and look forward to his continued friendship and being a great neighbor to Ryan's Run.

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 a final note, Keith and Johanna Wilkinson and Nicolas and Tabitha Severin have recently moved into the neighborhood at 8870 West 170th Street (formerly the Hanson's home) and 9000 West 169th Street (formerly the Maggio's home), respectively. Please welcome them as they get situated in their homes and get familiar with the neighborhood.

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.

Monty and Sharon Nigus have graciously volunteered to host this year. Below are details of the event.

When: Sunday, June 11
Starting at 5:30, Eat around 6:30

Where: Monty/Sharon Nigus's home
16795 Grandview Street

HOA will provide: Either hamburgers/hot dogs or fried chicken,
cheese, condiments,
bottled water, tea,
paper plates, and utensils.



You provide: Your choice of fruit or salad, a side dish, or dessert, any other beverages you may want, lawn chairs and yard games.

PLEASE RSVP to Monty Nigus at 816-835-8794 or email: monty.nigus@gmail.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 an 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 2nd annual neighborhood-wide garage sale. Darcie also organized last year's event. Working together we were able to attract more traffic and activity than we could have individually. Our neighborhood garage sale signs really stood out, which helped in this effort. 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

Below is a summary of the Association's finances since the February 23, 2023, Board of Directors Meeting. If anyone would like more details, the Treasurer's books are available to the membership by contacting the Treasurer, Terri Gabler.



Beginning Balance (as of 2/23/23 Board of Directors Meeting):	\$2,421.46
Receipts:	\$ 0.00
Expenses:	(\$ 370.77)
Annual KS Filing Fee:	(\$ 40.00)
Change of Registered Agent Fee:	(\$ 20.00)
Assessment Amendment Register of Deeds Fee:	(\$160.77)
Website Site Fees:	(\$150.00)
End Balance (as of 5/18/23):	\$2,050.69

As noted in the Message from the Board of Directors section above, our annual assessment for this year is due by August 1. An assessment information letter that provides details concerning the annual assessment and how to submit your payment (via check or PayPal) is being delivered separately to each homeowner. An addressed return envelope is also included for those who wish to mail or drop off your payment to the Ryan's Run Association's Treasurer at the address below. The assessment information letter and PayPal information, including the "Pay Via PayPal" link is also available on the Association's website (<https://ryansrunhoa.org/>)

Terri Gabler
16830 Antioch
Stilwell, KS 66085

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, Wilshire Hills Development, and the 69 Express Project. 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. This project (Site 5) was initially scheduled for completion in the Spring of 2023. Obviously, since the City has only recently started construction, they are already one year behind schedule. If they continue their construction effort, the project should be completed sometime this year.

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

Obviously, this project is also behind schedule. The late completion of the Switzer Road/167th traffic circle construction and late finalization of rights of way and easements most likely contributed to the schedule delay. For example, the utility work/relocation was to be completed in 2022. To date, this work has not started. As far as we know, the overall project is still scheduled to be completed by the end of 2024. We'll have to see if that date can still be met.



Antioch Road Extension

As previously reported, 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. We'll still monitor the City's Plan to see if this project magically re-appears sometime in the future.

Wilshire Hills Development

The Wilshire Hills Development continues to progress with several homes at various stages of construction. The roadways within the development are open, so we assume many of you have taken a cruise through the development to view what is going on. If you haven't, please do so. They will be our neighbors!!!

69 Express Project

Once this project got started, it exploded with construction activity all along the project corridor. So far, it would appear that the activity is being well planned with strategic locations for construction facilities, effective use of construction during the nighttime hours, and efficient lane patterns to maintain traffic flow. To find out more about the project and its activities, please go to [69 Express – Planning for the future of U.S. 69 \(ksdot.gov\)](http://69express.kdot.org). At this site, you may sign up for email updates for weekly planned construction activities and changes in traffic lanes. This may be important to those of you who travel the corridor daily during rush hour.

Architectural Committee

No major activity has occurred since the last newsletter. Initial planning for possible neighborhood entrance sign/monuments will commence. 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

No major activity has occurred since the last newsletter, except for a new fence planned by the Wilkinson's, which was reviewed and approved.

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

Unfortunately, for this newsletter, we do not have any special interest stories for your enjoyment. The next newsletter will be in November of this year, so be thinking about your special interest story that you can contribute, and forward it to the Public Relations Committee.....the more the merrier!!!

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 Association's website at <https://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 <https://ryansrunhoa.org/> for announcements of events and activities effecting Ryan's Run, Board of Directors Meeting Minutes from the past, newsletters both past and present, and Association legal documents. Also, please note on the "Contact Us" webpage that we 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
Ryan Craig	Vice-President
Terri Gabler	Treasurer
Monty Nigus/Terri Gabler	Secretary
Josh Woolard, Steve Grier, Michelle Saporito	Committee Chairs
Mike O'Neal	Committee Member

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