



Ryan's Run Homes Association Newsletter

November 2023

Message from the Board of Directors

After a few days of unseasonable cool temperatures, the Fall weather has been gorgeous. Although the tree colors have not been as brilliant as in past years, it still has been a beautiful Fall. We hope that you have been able to get outside and enjoy the season.

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 on December 2nd 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.

As with last year's spirit of giving for the Christmas Gathering and Season, we will again be collecting donations this year 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. Therefore, any monetary donations that we can give will help the food pantry and provide someone with a hot meal for the holidays. Last year, we raised/donated \$240 for this non-profit organization. Perhaps this year, we can meet or exceed this amount!

We hope that you are accessing our website (www.ryansrunhoa.org) and reviewing the Meeting Minutes of our Board Meetings, as well as other Association activities and news. This is a great way of staying informed about Board and Association activities.

Our Annual Membership Meeting will be coming up early next year on February 6, 2024. 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 three new Board Members to replace those who will be stepping down at the end of their terms, review of Association finances and potential future costs, discussion/approval of planning for monument/entrance signs, new business items, and any comments/questions from the membership. If anyone would like to serve on the Board, please contact one of the current Board Members. Please note that we will be asking around for volunteers to fill the three upcoming vacancies. More details about the meeting will follow, and we hope to have a good turnout.

We are sure that everyone is pleased that the City's culvert replacement project in our neighborhood was completed this past year. Once the City got going on the project, they completed it in a timely

manner. Although we heard of a few minor issues, we hope this construction effort had little impact on our neighbors adjacent to the work.

As you can see, it appears that the 167th Road Improvement Project is making nominal progress. We suspect that its construction may pick up once the Switzer Road Improvement Project is completed; however, no updated construction schedule is available. The current schedule shows the work being completed by the end of 2024, which probably is not realistic. We will continue to monitor the progress of this work.

As a final note, Ryan and Lindsey Kranz have recently moved into the neighborhood at 16865 Grandview Street (formerly the Kangas's home). Please welcome them as they get situated in their home and get familiar with the neighborhood. Later in this newsletter is a brief introduction to their family.

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

Winter is quickly approaching, and plans have been made for the Annual Christmas Gathering. This is the third 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 2
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 Monday, 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 Terri Gabler, our Treasurer. Donations will be accepted through December 15th.

Annual HOA Membership Meeting

When: Tuesday, February 6, 2024, at 6pm

Where: Monty Nigus’s Garage (16795 Grandview Street)
(Zoom meeting capability will also be provided for those needing remote access.)

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 25 – 27, 2024.

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

Terri Gabler

Our May newsletter balance was \$2,050.69. The following summary presents transactions since then. We are also pleased to note that all 42 homeowners submitted their assessment for the year.

➤ Balance as of 5/19/23 =	\$2,050.69
➤ Receipts (Association Assessments) =	\$2,100.06
➤ Expenses (Picnic and Printing Costs) =	(\$ 204.94)
➤ Balance as of 11/2/23 =	\$3,945.81

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

Committee Reports

Architectural: Josh Woolard

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: Steve Grier

No major activity has occurred since the last newsletter. If you have any questions or comments, please contact any of the Restrictions Committee members.

Public Relations: Michelle Saporito

Another great Summer Gathering in June was held at the home of Monty and Sharon Nigus. They made great use of their detached garage and open driveway for the party and are outstanding hosts. Everyone seemed to enjoy the carry-in fried chicken, which was a change from past years. We want to thank everyone for bringing in their favorite side dishes to supplement the main course. A **BIG THANKS** to Monty and Sharon!!

Ryan's Run Website

You can find the Board Meeting Minutes and additional information concerning Ryan's Run on our website. Kim Wirt heads 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

For this edition of our Newsletter, we have two articles. One article is an introduction to the Kranz Family, who have recently moved into the neighborhood. We thought this would be a great way to get them simulated into the neighborhood. Please greet them and introduce yourselves to them. They are a fun family.

The second article is about how some of the neighborhood women get together from time to time to chat, share a meal, and have a good time. Perhaps you may want to join them for future get togethers.

The Kranz Family Introduction

by
Lindsey Kranz

Hello neighbors!

Our family moved to 16865 Grandview Street on August 30th of this year. Our family consists of my husband Ryan Kranz, daughter Reese Kranz (4 years old), myself Lindsey Kranz, and our two fur babies Charlie, who is a little poodle (11 years old), and Titan a yellow lab (10 years old). We moved from northern Overland Park Nall Hills area (99th and Lamar), where we lived a little over 9 years and, started our family. We loved our home, memories, and the area, but it was time for us to move for a little more space. We had been looking for a little more space, but still close to everything as well, for a couple years, and Ryan's Run seemed like a great fit for us. We made a quick move on it, and the last few months have been quite a whirlwind. Buying our new home and selling our old one within the last month has been quite stressful, emotional, and ALOT. We are looking forward to things calming down a bit and some relaxation coming into the holiday season in our new home.

Ryan works for Foley Caterpillar in rental equipment management, and Lindsey works for Farmers Insurance in Commercial Claims. Reese is still in preschool and will be starting Kindergarten in the fall. We love to travel and do it as often as we can. We enjoy our time with friends and family and are blessed that many live very close by to us. You will likely see many at our home as we have become the family/friend hub for get togethers and holidays. We are looking forward to hosting the upcoming holidays and will have more space to host, which will be nice as well. We are excited to be a part of your beautiful neighborhood and have enjoyed the many neighbors we have met so far that have been so nice and welcoming to us. We look forward to meeting many more of you as well!



Ryan, Lindsey, and Reese Kranz

Baked Potato Bar Get Togethers

by
Sharon Nigus

Early in October 2023, a 'Baked Potato Bar' was hosted by Sharon Nigus. This is a spontaneous evening event when Sharon realizes Monty will be 'out' on a certain evening 😊. Impromptu invites are sent out to 12 to 14 women, hoping that 6 to 8 ladies may RSVP 'Yes'! Six women came and one stopped by for a brief visit. These evenings are casual and flexible. We usually start gathering between 5 to 6pm for beverages and chatting, then eat around 6:30pm. RSVP'd attendees bring potato 🥔 toppings and a couple of desserts. Sharon bakes the hot, delicious potatoes 😊!!!

What started several years ago as a prayer/study group has morphed into a neighborly/friend 'support' evening. We share devotions and uplifting bits of care and wisdom. All Ryan's Run ladies are welcome. ❤️ 🥔 If you are interested in attending the next 'spontaneous' 🥔 Baked Potato Bar, please text Sharon at 816-810-9130 to be added to the Baked Potato Bar list. RSVP is necessary for the potato count 👍.

I happen to know early that Monty will be at a Black & Veatch dinner 😊 Wednesday, December 13, 2023. So, this will be our next Potato Bar Evening!! Our newest neighbor Lindsay Kranz delighted us by attending our last Baked Potato Bar right after they moved in. We would love to see you in December, but be sure ladies to text Sharon if you are interested. Hope all your spuds are hot ones 👍 🥔!!



Little potato spuds show up at each "Baked Potato Bar".

Ryan's Run Board Members

Monty Nigus	President/Secretary
Ryan Craig	Vice-President
Terri Gabler	Treasurer/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, Brian Kramer, and John Baker
<u>Restrictions :</u>	Steve Grier, Ron Millard, and Tom Schraeder
<u>Public Relations:</u>	Jimmy and Michelle Saporito, Mike and Janet O'Neal, Joe and Karen Hilboldt