



Ryan's Run Homes Association Newsletter

May 2025

Message from the Board of Directors

After a few relatively cool months with some rain at the beginning of this year, Spring has finally arrived!!! Yards have greened up, 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, riding bikes, 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 **June 8th**. Please refer to that section later in this newsletter for details. **Please RSVP by June 3rd**.

Since the last newsletter in November 2023, we held the 2024 Annual Ryan's Run Homes Association meeting on February 6, 2024. A major outcome of that meeting was the unanimous approval of three new Board members (Jeff Gallery, Tom Schraeder, and Kim Hoffman) by the membership. Stepping down from the Board were Steve Grier, Mike O'Neal, and Monty Nigus. We wish to thank these people for their 3-year service on the Board so that the 2-year terms of the Board members can now be staggered each year according to the By-laws. They were very active in organizing and implementing the affairs of the Association and their guidance will be missed.

The installed Board, as of the 2024 Annual Ryan's Run Homes Association meeting on February 6, 2004, was able to successfully manage and plan the Association's activities for 2024, including the Annual Neighborhood Garage Sale, Summer Gathering, and Christmas Gathering. The Association's registration with the State was also obtained, which is now only required every 2 years for Ryan's Run starting in 2024. As you may have noticed, the Board did not publish the bi-annual newsletter in 2024, nor did they meet in 2024 to select Board Officers. However, Terri Gabler and Michelle Saporito retained their roles as Treasurer and Public Relations Chairs, respectively, and fulfilled those duties in 2024.

The 2024 Annual Summer Gathering was held on Sunday, June 9th at the Monty/Sharon Nigus home. The event was attended by approximately 40 members, who enjoyed nice weather, visiting with neighbors, and the fried chicken dinner served as the main meal.

The 2024 Annual Christmas Gathering was held on Saturday, December 7th at Tanner's at 143rd and Metcalf. The gathering was a success and enjoyed by everyone. Approximately, 30 members attended. The gathering raised \$220 in donations for Goran Hunjak's Victory Soccer Camp organization.

The Board met on April 17, 2025, to start the planning of activities for 2025. Please refer to later sections in this newsletter for details concerning the Annual Neighborhood Garage Sale and Summer Gathering. The Board also discussed the 2025 Annual Ryan's Run Homes Association meeting. The annual membership meeting usually includes review of past Association activities, financial positions including assessments, voting on new Board members, and other pertinent questions/comments from the membership. This year, we will be looking for four volunteers to serve on the Board, as four current Board members will be stepping down. Stepping down from the Board



will be Ryan Craig, Josh Woolard, Michelle Saporito, and Terri Gabler. Please advise one of the Board members if you wish to serve on the Board starting this year. To date, no one has volunteered. We need to have a slate of candidates before an annual membership meeting can be planned.

During the April 17, 2025, Board meeting, the Board also discussed the possibility of either suspending or waiving the annual assessment fee for 2025. The reason for this debate was that the Board noted that our cash balance was approximately \$5,000 and that no progress has been made on delineating our funds towards a major future expenditure, such as new neighborhood entrance signs. Thus, increasing our cash balance at this juncture seems a bit premature. The Board believed to suspend or waive the 2025 assessment fee should be a matter for the membership to discuss, provide direction, and possibly vote on at the upcoming annual membership meeting.

We have two important matters to attend to at the annual membership meeting (i.e. voting on new Board candidates and discussing/voting on this year's assessment fee). The annual membership meeting will be scheduled as soon as we have volunteers for the Board member replacements. Therefore, please consider volunteering.

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 this year. Below are the details of the event.

When: Sunday, June 8th
Starting at 5:30 pm, Eat around 6:30 pm

Where: Joe/Karen Hilboldt's home
9020 West 169th Street

HOA will provide: BBQ brisket, etc., buns, 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 Michelle Saporito at 913-206-4715 or email: michellesap13@gmail.com **BY JUNE 3rd WITH:**

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

Note: This will allow us to have an appropriate amount of food and other preparations. We 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 last year's successful annual neighborhood-wide garage sale. For this year's event, Darcie has recommended that it occur in September of this year to take advantage of perhaps better weather and possible increased neighborhood participation. The Board has agreed to this. Therefore, please be on the lookout later this year for more detailed information concerning this year's Neighborhood Garage Sale. If you did not participate in last year's sale, you might want to put a note on your calendar for this year's September sale.

Treasurer's Report

Below is a summary of the Association's finances as of April 17, 2025, 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 1/1/2024):	\$3,631.79
Receipts (2024 Association Assessments):	\$1,960.07
Expenses:	(\$ 556.49)
2024 Website/Summer Picnic:	(\$364.87)
2025 to date (2004 Christmas Gathering):	(\$191.62)
End Balance (as of 4/17/25):	\$5,035.37



It was noted at the April 17, 2025, Board meeting that all 2024 assessments, but three, had been accounted for. The three outstanding assessments are currently being collected. Costs for the Association's website and email fees of \$150 are also being paid.

Terri Gabler, Treasurer
16830 Antioch
Stilwell, KS 66085

Architectural Committee

No major activity has occurred since the last newsletter, except for the new deck and front porch refurbishment that Suzanne Sherwood completed in 2024 and a house addition that Nelson Randall started this Spring. 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.

Public Relations Committee

Our committee plans and organizes 3 neighborhood activities each year: Neighborhood 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

Jeff Gallery	TBD
Ryan Craig	Vice-President
Terri Gabler	Treasurer
Kim Hoffman	TBD
Josh Woolard, Tom Schraeder, Michelle Saporito	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>	Josh Woolard (Chair), John Baker, and Brian Kramer
<u>Restrictions:</u>	Tom Schraeder (Chair), Ron Millard, and TBD
<u>Public Relations:</u>	Michelle Saporito (Chair), Joe/Karen Hilboldt, and TBD