



Ryan's Run Homes Association Newsletter

May 2026

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 neighbors, riding bikes (or golf carts and ATVs), 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 Sunday, **June 7th**. Please refer to that section later in this newsletter for details. **Please RSVP by Wednesday, June 3rd**.

As everyone has noticed, Ryan's Run has been recently GOOGLED! That's right. Google fiber has been installed in the neighborhood with the finishing activities of that project currently being performed. For the most part, the installation work has been performed efficiently; however, there were a couple of "hiccups" where the installers hit some underground utilities. We're sure the neighbors directly adjacent to those areas had some trying days while the contractor and utilities worked through the repairs. Once the project is complete, it will be good to have another hi-speed internet option.

Also noticeable in the neighborhood over the last several months have been a few "For Sale" signs. We are sad that some of our long-time neighbors (friends) are moving. Let's keep them in our prayers as they move on to pursue life elsewhere. However, we also feel excited about new families moving in. Let's welcome our new people with open arms. Based on what we know, the following list provides some information.

- The John Rhyner home at 8945 167th Street has been sold. However, final information on the sale or the new owner is not available.
- The Goran Hunjak home at 16720 Grandview Street was sold to Joe and Lauren Miller several months ago. Many of us know the Millers. They used to own this very same house and lived in the neighborhood many years (25+) ago. We welcome them back.
- Mitch and Maranda Beard have purchased Irene Page's home at 16845 Grandview Street. They have two kids, Georgia (4 yrs.) and Leo (17 mos.).
- The Kim/Cathy Hoffman home at 16890 Grandview Street was sold to Tyler and Anna Supalla. They have three kids, Josephine (4 yrs.), Philippa (2 yrs.), and Theodore (Infant). The Supalla's are expected to move into the house later this fall.
- Keith Williams has purchased the Mark and Christi Kirwin home at 16930 Grandview Street.
- Mack and Chris Harnden are selling their home at 16970 Grandview Street, and its sale is still under consideration.



The 2025 Annual Summer Gathering was held on Sunday, June 8th at the Joe/Karen Hilboldt home. The event was well attended by our members, who enjoyed nice weather, visiting with each other, and the BBQ brisket served as the main meal.

The 2025 Annual Christmas Gathering was held on Saturday, December 6th at Tanner's at 143rd and Metcalf. The gathering was a success and enjoyed by everyone. Approximately, 30 members attended. The gathering raised \$194 in donations for the Salvation Army organization.

The installed Board of Directors, as of the 2024 Annual Ryan's Run Homes Association meeting on February 6, 2024, was able to successfully manage and plan the Association's activities for 2024 and 2025, including the Annual Neighborhood Garage Sale, Summer Gathering, and Christmas Gathering for each year. However, the 2025 Annual Ryan's Run Homes Association meeting was not held, primarily due to the lack of volunteers to fill positions of expiring Director terms. Voting for a slate of candidate Directors is one of the main functions of an annual membership meeting. Because of this lapse in recruitment, the terms of all seven Directors have now expired. Recruitment will be a major focus of the current Board moving forward in 2026. If you wish to serve on the Board, please contact current Board Directors. Please consider volunteering. We need to have seven candidates to replace the current Board. The positions are 2-year terms and require only nominal time commitment. An annual membership meeting will probably not be scheduled until a slate of candidate Directors can be assembled for voting purposes. Fulfilling these positions will assure that the Association stays intact and the organizational responsibilities are shared amongst the membership.

The Board met on April 21, 2026, to start planning activities for 2026. Please refer to later sections in this newsletter for details concerning the Annual Neighborhood Garage Sale and Summer Gathering. The "Events" page on the Association website (<https://ryansrunhoa.org/>) will be updated accordingly.

The Board also discussed the annual assessment fee for the 2026-2027 period. As you may remember, the 2025-2026 period fee was suspended/waived because the Board noted that our cash balance was approximately \$5,000 and that no progress has been made on delineating funds towards a major future expenditure, such as new neighborhood entrance signs. Thus, increasing our cash balance at that juncture seemed a bit premature. Over the past year, accumulated expenses have reduced our cash balance to approximately \$4,000. Please refer to the Treasurer's Report later in the newsletter for details. The Board believed that assessing the normal \$50/homeowner would be too much, making our cash balance somewhat over a \$5,000 threshold, and suspending/waiving the fee again for this upcoming year would be too little, reducing our cash balance to a somewhat uncomfortable level that may not provide a reasonable cushion for unexpected expenses. The Board proposed that a \$25/homeowner assessment be considered to cover estimated expenses for the year, while slightly increasing our cash balance. A vote by the Directors via email was conducted, and the proposed assessment of \$25/homeowner for the 2026-2027 period was unanimously approved (7-0). As with past assignments, the fee will be due by August 1st of this year. Details concerning how to pay the assessment fee will be distributed via hard copy letter, as well as updated soon on the Association website "Home" page (<https://ryansrunhoa.org/>).

It has come to the attention of the Board that the cost of trash collection in our neighborhood appears to be somewhat high for most of our members. The Board has collected some information concerning trash collection in the neighborhood. Currently, Waste Management (WM) is the company providing this service to most of the individual homeowners in our neighborhood. WM costs have



significantly risen over the years to the point that perhaps a different company should be considered. A few homeowners in the neighborhood have already switched to another company. The Board believes additional information related to different trash collection companies (with the possibility of the Association taking responsibility for collective bargaining with the company to gain additional discounts) would be beneficial to the membership. The collected information would be presented to the membership for consideration and action whether individual homeowners switch services or the entire neighborhood switches. Regardless, there appears to be some savings that could be realized by our members. More on this to come.

As always, if any of you have questions or comments concerning our activities or lack of activity, please advise one of the Board Directors. 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. Thank you Joe and Karen Hilboldt for your hospitality and opening your home to us. The one thing that would have made it better...if even more neighbors could have made it! Hope to see you all this year.

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

- When: Sunday, June 7th
Starting at 5:30 pm, Eat around 6:30 pm
- Where: Monty/Sharon Nigus's home
16795 Grandview 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 Monty Nigus at 816-835-8794 or email: monty.nigus@gmail.com **BY**
WEDNESDAY, 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 again to Darcie Kramer for her effort in heading up last year’s successful annual neighborhood-wide garage sale. For 2026, Darcie has also volunteered to organize the event. Like last 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. 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 fall’s September sale (Date TBD).

Treasurer’s Report

Below is a summary of the Association’s finances as of April 21, 2026, 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 2024:		\$3,631.79
➤ Receipts 2024/2025		
○ 2024 Receipts (Association Assessments) =	\$1,960.07	
○ 2025 Receipts (Late Assessments) =	<u>\$ 150.01</u>	
○ Total 2024/2025 Receipts =		\$2,110.08
➤ Expenses 2024		
○ Christmas Gathering =	(\$ 191.62)	
○ Website Fee =	(\$ 150.00)	
○ Summer Gathering =	<u>(\$ 214.87)</u>	
○ Total 2024 Expenses =		(\$ 556.49)



➤ Expenses 2025		
○ Christmas Gathering =	(\$ 252.86)	
○ Copies =	(\$ 24.00)	
○ Website Fee =	(\$ 150.00)	
○ Summer Gathering =	(\$ 452.66)	
○ Total 2025 Expenses =		<u>(\$ 879.52)</u>
Ending Balance 2025:		\$4,305.86
➤ Expenses 2026 (To Date) =		
○ Website Fee =	<u>(\$ 150.00)</u>	
○ Total Expenses 2026 To Date =		<u>(\$ 150.00)</u>
Ending balance YTD 4/21/26: =		\$4,155.86

Filing costs (\$90) for the Association’s 2026 Information Report and Certificate of Good Standing with the Secretary of State of the State of Kansas are currently being paid.

Terri Gabler, Treasurer
 16830 Antioch
 Stilwell, KS 66085
 913-485-5876
terri.gabler@gmail.com

Architectural Committee

No major activity has occurred since the last newsletter, except approval of a proposed new fence by Keith Williams, who has recently purchased the Mark/Christi Kirwin home. Also, our neighbors Jeff and Tracy Gallery are planning a garage addition to their property. 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 three neighborhood activities each year: Neighborhood Garage Sale (last weekend in April or in September), 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

As mentioned earlier, Mark and Christi Kirwin have sold their home and will be moving from Ryan's Run. They have lived here for 25 plus years, resulting in numerous special memories and stories. Christi wished to share a couple of these stories specific to her family while living in Ryan's Run.

Story 1

It was a typical beautiful morning at Ryan's Run, and I was getting Kelsi ready for the school bus to arrive. Ron Haney, the pastor at the church up the street at the corner of 167th and Antioch Road, was the driver. Ron was a wonderful man. He taught the kids all the best songs, and they sang them on the bus every day as they went over the big hump on Metcalf and bounced so high they nearly hit the bus's roof top.

On this day, however, someone's precious animal was on the loose looking for its home. It was a bull, a very big and disoriented bull! Kelsi stood at the bus stop right in front of our home in her bright **red** Sponge Bob t-shirt. Of course, **red** is the color that matadors use to get a bull to charge them while bullfighting. Knowing this, I saw the bull up the street and immediately ran out to get Kelsi and bring her back inside the house to safety. This was just in the nick of time, as the bull feverishly darted back and forth through yards and ended up disappearing through our backyard. The bus showed up, and Kelsi carefully boarded it. Crisis averted!!!!

Story 2

One day when our girls were young (pre-teen), they conspired with the neighbors at the time (Kyle and Grace O'Keefe) to go on an adventure in the pasture behind our neighborhood to the west (now Wilshire Hills). It was a 35-acre pasture back then. Our black lab, loyal and genuine, Wishbone (Kelsi named her) tagged along. Mark was at work and I was working from home. I knew the kiddos were outside playing but didn't know their agenda. Mark came home from work, the kids were still aloft, and then a police car pulled into the driveway at about dusk. We weren't expecting this! Out of the car bounced Kelsi, Jessi, Grace, Kyle, and Wishbone! They had made it all the way to 167th Street on their adventure, and the officer happened to be driving by and noticed them and offered to give them a ride home! Now, keep in mind, 167th Street looked nothing like it does now. You could have easily gotten lost in all the trees and hills. The officer was very nice. No tickets or arrests that day!

Other special interest stories to mention include the births of a couple of new babies in the neighborhood. Luke Ryan Kranz was born on April 6, 2026, to the Ryan and Lindsey Kranz family. Shelby June Craig was born on May 14, 2026, to the Ryan and Sarah Craig family. New additions to families are always a blessing and special time. May these families enjoy this moment and may they get some sleep in the forthcoming nights!!



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. The website will be updated very soon with the events mentioned in this newsletter, as well as information pertaining to the collection of the assessment fee for the 2026-2027 period. 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

As mentioned previously in this newsletter, the terms of these Board Members have expired. Please consider volunteering for the Board to help share Association responsibilities. In the interim, the current Board Members continue to fulfill their roles.

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