



BENT TREE BLUFFS NEWS

WINTER 2017

Benttreebluffs.com
benttreebluffshoa@gmail.com

HOA Board

President, Bruce Trammell 525-1841

Vice President OPEN

Secretary, Ann Yonker 525-1938

Treasurer, Patty Denny 524-0982

Trustees

Randy & Kim Naylor 524-8671

Dan Hall 246-6353

Rex Scott 525-4801

Architectural Committee

Gary Thurnau 524-8099

Darlene Barnard 525-1022

Diane Shireman 525-2774

Neighborhood Watch

To sign up for updates and alerts, email Bill Morrow at Bill.morrow1075@gmail.com

Covenant Violation Committee

Kim Naylor 524-8671

OPEN

Welcome Committee

Call if you have a new neighbor.

Businesses can advertise.

Tamara Bishop bishop70@msn.com

Susan Robinson 769-8672

Helping Hands:

Volunteer opportunities for neighborly help or common property projects.

Tamara Bishop bishop70@msn.com

Kim Naylor 524-8671

Ann Yonker 525-1938

Missing Pets Contact

Mary Ellen Myers 347-1444

Swimming Pool

Doug & Liz Worth 246-0207

BTB pool number 525-9493

Newsletter

Ann Yonker 525-1938

A MESSAGE FROM OUR PRESIDENT

Our subdivision is approximately 30 years old. Through the years it has stayed a very beautiful and desirable subdivision. As it has grown older keeping it at a beautiful desirable level has become much more time consuming and complex.

In the past a very small group of homeowners have graciously volunteered and spent hours and hours of hard work to handle issues. With the development aging, those issues have grown to levels needing more time and attention.

Issues such as:

- An almost thirty year old pool with cracking concrete, old pumps/filters and other deteriorating items need to be addressed.
- Three separate ponds that have had dead fish, algae and rock shore line erosion problems.
- Several houses being at the age of needing major exterior upkeep issues, such as new roofs, new paint, new landscaping, etc. (All changes needing review by a volunteer committee group.)

Pool Committees, Financial Committees, Compliance Committees, Welcome Committees, Newsletter Committees, Garage Sale Committees, Annual Block Party Committees and others need your assistance. Our present volunteers, who have done these jobs for years, truly need help and are tiring of handling all the issues alone or with little help.

If large groups were to work together on each of these committees they would not be such monumental tasks and would take minimal time by each committee member.

We are asking for more residents to step up and help us out by volunteering to be a committee member of one of many committees needing help.

As we have discussed at least 3 of our past semi-annual meetings, **if we are unable to keep enough volunteers to handle issues we will be forced to hire a management company to manage the development.** We have done some checking on the costs of hiring a management company and **it will without doubt increase our annual dues. It could be a substantial annual increase.**

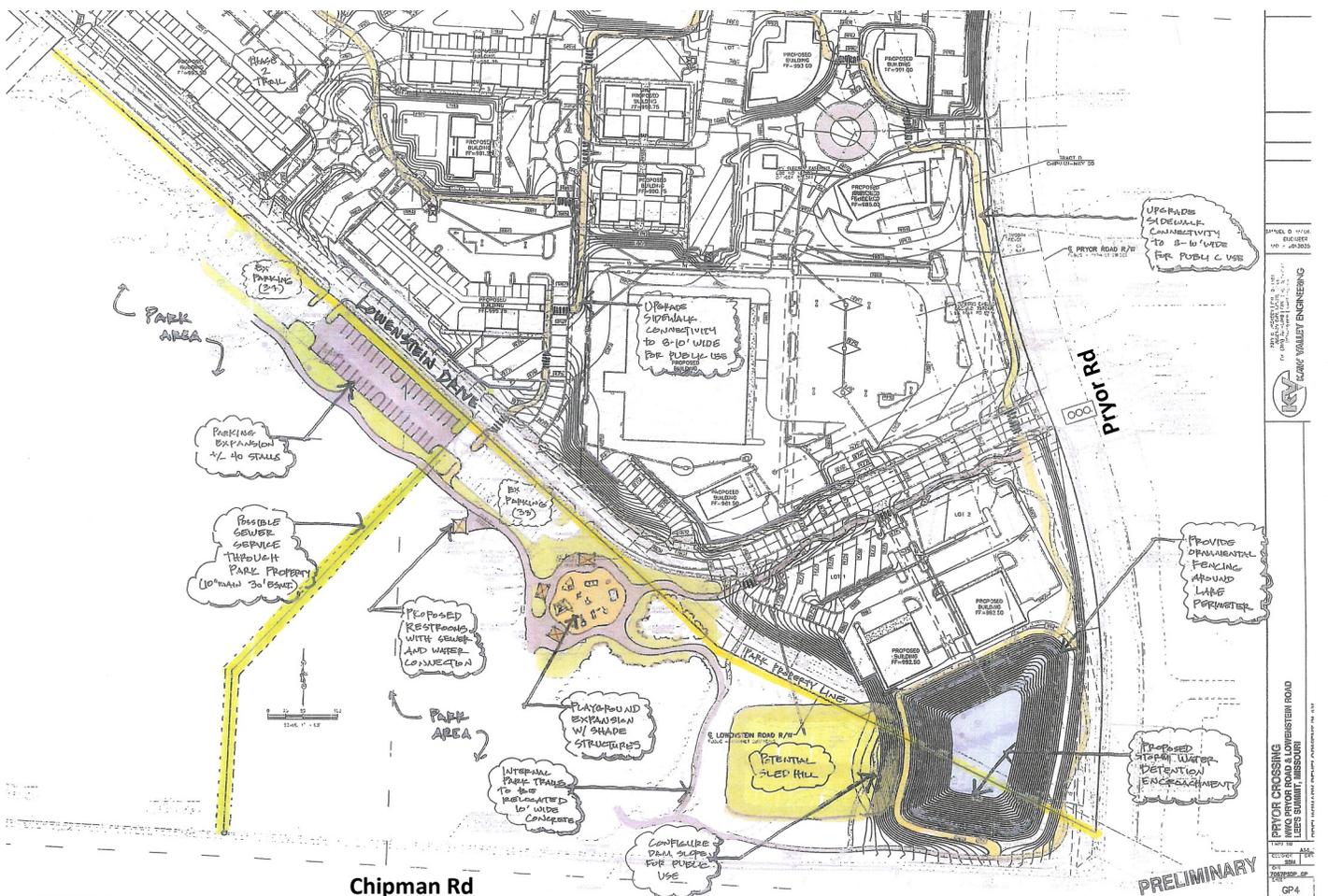
We would prefer to not go that route but to continue we are going to need more volunteers. Please consider helping, it is your development too. Please contact any board member before our next homeowner's meeting on April 6th if you would like to volunteer.

Bruce Trammell

PROPOSED PRYOR LAKES DEVELOPMENT

As you drive around Lee's Summit these days you may be noticing a lot of dirt being moved around and buildings going up. This may be happening near Bent Tree Bluffs soon as well. One of the projects being proposed is Pryor Lakes. The Pryor Lakes Development is being planned just north of Lowenstein Road and west of Pryor. The drawing below was given to the BTB Board by the Parks & Recreation Dept. It shows a proposed lake at the corner of Chipman & Pryor. The yellow line that runs diagonally through the lake shows the actual boundary line of Lowenstein Park. (This is where Lowenstein Rd used to be, ending at the intersection of Chipman & Pryor.) They envision 2 restaurants on the north side of the lake with patios along the lake. There will be a large anchor store (rumor says it may be a Whole Foods store). There will be 4-5 other smaller commercial buildings. Then further west there will be an apartment complex and possibly a senior living lodging. The developers are offering to spend up to \$700,000 on improvements to Lowenstein Park which include the lake, a sledding hill on the west side of the lake, improvements to the playground like the climbing pyramid at Lea McKeighan Park, and new lighting. They will also add new a new parking lot between the two existing lots with 40-45 spaces. While some of the existing walking trail will disappear because of the sledding hill, they hope to add a trail around the lake and through the shopping center.

At this time the City Planning Commission is scheduled to discuss the plan at their Feb 28th meeting at 5pm in the Council Chambers at City Hall. Many pieces of this project need to be approved. There is no timeline for starting the development and a lot could change before it ever gets started.



ANNUAL DUES

It's that time of year again when the invoices for annual dues will be mailed out. The good news is that our homeowners dues are remaining the same—\$170. That is a bargain, folks. Many people are paying that much a month.

Because our pool is now about 28 years old we are having some maintenance issues. The coping (edging) around the pool, some of the decking, and the skimmers will need to be replaced. Current estimates put the cost of that at about \$40,000. The pool committee is opting to spread out the collection of this money by increasing the pool dues \$50 for the next three years for a total of \$200 each year.

Look for your invoice in the mail any day now. If you do not receive it, contact Patty Denny at 816-524-0982.

SPRING HOA MEETING

Our spring BTB Homeowners meeting will be held **Thursday, April 6th at 7:00pm** at the Lee's Summit Baptist Temple at 2614 NW Chipman Rd. Come learn about our community, share your concerns, and eat some cookies!

BTB SPRING GARAGE SALES

The dates for the Bent Tree Bluffs Spring Garage Sales have been set for **Thursday through Saturday, April 27-29**. We advertise on Craigslist and in the local papers and put up signs at the entryways. You just have to gather all the stuff you no longer need and put a price on it. If you are serious about selling your stuff, the best hours are Thursday morning!

MORE NEW DEVELOPMENT IN LS!

In addition to the Pryor Lakes Development another project is being proposed just north of there. A company is submitting a plan to build a convention center with a hotel on Pryor Road across from Jack Stack Barbecue.

And another project that is already underway is the construction of an ice skating rink and a splash park at Lea McKeighan Park on the north side of Chipman Road.



SPRING LAWN CARE TIPS FROM GRASS PAD

Mid-March to Mid-April:

- Apply PREVENT slow release fertilizer and crabgrass preventer (unless you have been overseeding—in that case use Tupersan)
- Apply 1/2" of water within 48 hours of application

GRASS PAD

IS OFFERING ALL BTB RESIDENTS

10% OFF

ALL THEIR PRODUCTS FROM NOW

UNTIL APRIL 30TH, 2017!!!

(SHOW THIS AD WHEN YOU CHECK OUT)

UPCOMING LEE'S SUMMIT EVENTS

Spring Open House—March 3rd at 10am to March 4th at 5pm. Get excited for Spring by shopping in Downtown Lee's Summit. Merchants will feature new items for Spring 2017, and customers can also enter to win a Downtown Shopping Spree!

Emerald Isle Parade Presented by Llywelyn's Pub—March 11, 8am to 1:30pm. Celebrate St. Patrick's Day by enjoying this annual parade featuring floats, Irish dancers, musicians, and more. Other activities include an Irish Breakfast for the whole family and a Pot O' Gold Coin Hunt for the little lads and lassies. Put on your green and join the fun! A pub crawl, organized by Downtown bars and restaurants, will take place after the parade.

Fourth Fridays Art Walk—March 24, 5-8pm. Fourth Fridays Art Walks in Downtown Lee's Summit are packed with a variety of activities including artist receptions, artist showcases, Music in the Park at Howard Station Park, street theater, Yoga in the Streets, and even some surprises! Join us for this exciting 2017 season, happening on the 4th Friday of the month from March through August.

Downtown Lee's Summit Farmers Market—Begins April 1st. The Downtown Lee's Summit Farmers Market is open from 7AM until sell-out on Wednesdays and Saturdays throughout the season. Shoppers can purchase a variety of fresh produce, plants, meat, baked goods, handmade crafts, and more! The Farmers Market is located in the parking lot at the NE corner of 2nd and Douglas streets.

Downtown Bunny Hop—April 15, 10am to noon. Join the Easter Bunny for a parade down 3rd Street and the Bunny Ears and Easter Hat Contest at this year's Downtown Bunny Hop. Children and families can line up at City Hall Plaza starting at 9:45AM. They will then parade West on 3rd Street to Howard Station Park where the Bunny Ears & Easter Hat Contest will take place. Judges will award prizes to their favorite Bunny Ears & Easter Hats! The Easter Bunny will be available for pictures.

Services Offered by BTB Kids

Yard Work, Mowing & Snow Removal: Jacob & Bradley Poletis 816-564-6453

Babysitting: Jessica & Nikki Hartmann 816-914-6804, Olivia Neidt 816-554-8340, Delaney Boulden 816-527-5567, Grace Marshall 816-554-0093

Pet Care: Katelyn Esry 816-347-1239, Michael & Daniel Worth 816-246-0207, Delaney Boulden 816-527-5567, Jessica & Nikki Hartmann 816-914-6804

Plant Care: Michael & Daniel Worth 816-246-0207, Olivia Neidt 816-554-8340, Jessica & Nikki Hartmann 816-914-6804

BTB children advertise free of charge—businesses are encouraged to sponsor or advertise. Contact Ann Yonker at 525-1938 or annmyonker@gmail.com.

Reminders:

Discourage Crime:

- Turn on your outside lights at night
- Lock your car doors to avoid theft—do not leave your car unattended when “warming up” on cold mornings

Please submit all exterior home improvement projects to the Architectural Committee for approval before you start work, including roofs, paint, siding, fence, deck, and landscape changes. Forms are available on our website www.benttreebluffs.com [Article VI]