**Chadsworth Homeowner’s Association Meeting**

**Tuesday, April 12, 2022, 7:00 pm**

**Call to Order**

The meeting was called to order at 7:00 pm.

**Neighborhood Police Officer Presentation**

Community Beat Officer Lori Kimrey and 3rd Shift Officer D. Ice were introduced. They are the officers assigned to Beat 19 out of Patrol West, which includes Chadsworth in their territory. Officer Kimrey brought a list of all calls from our neighborhood by category. There were not a lot of disturbances in Chadsworth, although recently there were two larger issues: one was the Dillon’s parking lot shooting incident that caused perpetrators to flee into the Chadsworth neighborhood, although neither of them were from the addition; and one custody dispute call.

She stated that, overall, Chadsworth is a “very boring neighborhood” for police calls. However, she did want to issue one particular warning: handguns should not be left overnight in vehicles! They have had three calls recently about stolen handguns from cars. Guns owners would be wise to (1) take a photo of the gun’s serial number for identification purposes should it ever be stolen; and (2) keep a shell casing in a safe place – these serve as a “fingerprint” for the missing gun.

One other thing that keeps cropping up are TikTok challenges that cause people to do unsafe things for posting on social media.

The question arose about vandalism in the neighborhood, and the officers stated that there were very few calls received about these incidents. Someone mentioned that petty vandalism doesn’t always rise to the level of an emergency call to 911, but the officers said that if they don’t know about it, they can’t know if there is a pattern of vandalism happening at multiple residences in the neighborhood. If you want to report a non-emergency situation (e.g., something that isn’t serious enough to require a 911 call), use the case desk non-emergency number to report it: (316) 268-4221.

Catalytic converter thefts have been a problem citywide. The best thing to do before this happens to you is to mark your catalytic converter using a marker or heat imprinter with either a name or VIN number. Police have stopped a vehicle that had 5 catalytic converters in the backseat, but if they have no identifying marks, there is no way to prove they don’t belong to the driver and they cannot charge the driver with theft. Some local mechanic shops will do the engraving as a service (such as Midas Muffler), most mechanics will do it if you ask, and if you know where your catalytic converter is, you can mark it yourself.

A question came up about whether we should institute a Neighborhood Watch group. It was felt that this could be done if enough people wanted it, but many HOAs are already using NextDoor to report things that neighbors should know. It was suggested that the HOA could create a voluntary call list to use so that neighbors could be contacted in case someone had concerns to share or wanted to inquire about a resident’s welfare in case something unusual was noted at a residence.

The final issue discussed was about wild animals in the neighborhood. Police are not the ones who handle wildlife issues – there is a city agency for this. They are federally protected and require a license to remove them from the area. Animal control is who to call for potentially rabid animals. Finally, a warning was issued not to shoot BB guns at animals – it is not permitted.

**Approval of the Minutes**

Karen made a motion to approve the minutes from the last meeting (Gwen seconded). The minutes were approved unanimously.

**Treasurer’s Report**

Gwen distributed a printed copy of the treasurer’s report. Nicolette made a motion to approve the treasurer’s report (Blake seconded). The report was approved unanimously.

Gwen then reviewed the highlights from the report. Homeowner’s dues for 2022 are 70% paid. Four out of the five residents with the highest amount of past dues have been submitted to a collection agency, while one has contacted the treasurer to work out a payment plan. The balance at this time is $174,976, which is good.

The budget for 2022 includes Special Projects, to include upgrading the old sprinkler system. Lawn Care has been reduced from $31,000 to $19,000 by virtue of contracting with a new company. Mowing will now take place on Wednesdays rather than Mondays.

Some homeowners pay their annual dues directly from their banks by autopay, but they are still using the old Board address for the payments. If you are set up for automatic bank payments, please make sure your bank has the correct address – payments will not be forwarded in 2023. New address: Chadsworth Homeowners’ Association, P.O. Box 114, Maize, KS 67101.

**Welcome Committee**

Updated materials have been printed and were available for pickup. The Board is looking for ways to get these distributed throughout the community.

**Covenant Review**

Michelle gave Gwen the name of an HOA attorney to contact for a review of the covenants. The attorney selected will review the current covenants and point out items that may need to be changed or reworded for clarity. Covenant changes will require a vote by HOA members to become adopted.

**ACC Report**

It has been a quiet winter for the ACC. Attendees were reminded that ANY external changes to a residence (e.g., tree removals, roof replacement, shed installation, repainting, etc.) require a review by the ACC. The website has the forms to submit. (<https://chadsworth.weebly.com/>)

**Events Report**

Garage Sale: This will happen on April 30. Signs are out to let everyone know about it.

Neighborhood Cleanup: In addition, Air Capital Waste Removal will provide dumpsters for a cleanup on the Monday following the garage sale. The bins will be at curbside for dumping. They don’t have to be monitored. If residents have large items like mattresses and box springs, they can pick those up at the residence for a fee of $35 if they are contacted in advance. There was a discussion about how to handle yard waste (e.g., 60 gallons of pine needles) Paint and tires cannot go to the landfill and require that they be brought to a transfer station.

For advertising, it was decided to use signs at the entrances for this time at a cost of $60. These are preprinted signs that will be posted at all three entrances and one at the playground.

**Geese**

The neighborhood geese have been quiet since the thaw. We still want to install a fence around the lake to keep the geese off the commons and lawns. This will cost $1200 for labor and $1500 for supplies. It will make the sidewalks more walkable and get grass growing again. This will include all of the water areas. The Department of Wildlife will soon be contacted for permission to addle eggs in the nests to prevent an overpopulation of geese. With swan decoys, addling, and fencing, the geese situation can hopefully be kept under control.

**Pump at the Playground**

The well is hooked up and is changing from City water to well water, which will save money after the second year. Two vendors were contacted (Central States and Apex Lawn) and we should know this week which vendor we will be using.

**Sprinklers and Other Landscape Maintenance**
On Thursday morning, there will be a walk-through to talk about the sprinkler situation.

There was a discussion about residents who tried to get the old Board to fix things. When there was no response and repairs were needed, they paid out of pocket to make the changes. The ones that have come to light come to about $600. Kyle made a motion and Karen seconded to repay past expenditures with a request to the current Board by the next quarterly meeting if the resident can show proof of trying to get approval and feel they need to be reimbursed for the work. The motion was accepted unanimously. However, going forward there will be no leeway. The current Board is handling all the maintenance needed and HOA members should notify the ACC if they have concerns that need to be addressed.

Rick mentioned work that needs to be done behind his house. He described that the canal is falling in and will need to be dug out and rebuilt due to muskrats. There is also a clog at one of the inlets to the lake. And there about 10 tree stumps left behind from previous work that need to be removed. The Board agreed to do a walkthrough with him to view the damage.

Maize Road Entrance Update

The sprinkler line was cut and there is no ability to water plants on the island at the Maize Rd. entrance. The island will be landscaped with a rock garden or some xeriscape plants that require no upkeep. We need volunteers for this project. We will set aside some funds in the landscaping budget for this.

Board Elections

This fall we are scheduled for Board elections. The process will start in the summer with lining up candidates and collecting bios. Maurice and Erinn will do this. We will work towards an electronic voting process with absentee ballots so that all HOA members can participate.

**Next Meeting**

The next open meeting of the HOA will be on Tuesday, July 12, 7:00 pm at Northwest Christian Church, 10850 W. 21st Street.