Chadsworth HOA Board Meeting

Tuesday, April 18, 2023

Northwest Christian Church

Meeting called to order at 7:00 pm. Board members were introduced.

Minutes from the last meeting: change the start time to 7:00 pm (from “9:00 pm”).

Minutes approved with the change.

Gwen gave the Treasurer’s report. The balance is $179,461.77. She reported that those making payments are doing well keeping up with them. There were only 67 remaining who only owe dues for 2023, and only 94 that still owe anything at all. The new covenants are being revised and will include a section about the late fees that accrue when homeowner dues are not timely.

The welcome letter has been updated and will be sent out. They are still working on a packet that will be given with the welcome letter.

Updates have been made to the website: ACC online forms are now available. There is also a form to report problems in the neighborhood and submit electronically. If the problem needs to be addressed by the city, the form will be directed accordingly. This form will not need to be printed as it is an online form with fields to type in the information.

Gwen and Erin meet with the attorney last week to discussion the changes in the covenants. The attorney thought it would take two weeks or more to complete his recommendations, and the Board will then review the document. Once that happens, it will be posted for homeowner feedback. They will try to make it an only vote for the greatest participation by the community. Look for announcements by email or on the website. The Board has received nearly 2/3 of the emails for the 335 in the community.

Erin from the ACC talked about the upcoming replacement of the entrance lights over the next couple of weeks. The Sterling entrance has new lights installed. Bruce is working on the entrance at Crestline.

Electrical updates are complete. A timer has been installed on the fountains, but they have not been coming on. An electrician will need to come out. We may have to shut the fountain off over the winter so it doesn’t freeze up, but plans are still in process.

We will be Installing outlets along the walls at the park so that we can have community events for things that need electricity (e.g., crockpots). There will be 3 duplex outlets There will also be a light for the basketball court that needs to be ordered. It will have a timer that will shut off at 15-20 min. increments but it won’t work after 10 pm. We will turn on electrical outlets for parties by request but these won’t be left on all the time.

Several garage sales are coming up in the neighborhood. Signs will go up on Sunday. The Trash Day is scheduled for Monday, May 1, and signs will go up tomorrow. Items will need to be on the curb by 8 am Monday. There are also garage sales happening in Maize that day, so there will be a lot of activity. Anyone participating in the neighborhood garage sale day will still need to obtain a permit from the city.

The City website has the list of all permitted garage sales.

Nicolette is talking to other HOAs about having a spring and fall yard cleanup day, but we to find a way to make sure only Chadsworth homeowners are the ones using the dumpsters.

Johnson’s Garden Center submitted a tree planting estimate for the trees to be planted in the Commons Area. The plan is for 10 trees. We are working on where they will go, how they will be watered with the big 20-gallon bags. However, we are putting the actual planting on hold while we get bids on the canal work. The neighborhood lost 50 or 55 trees in the last year and half, and we’re trying to get back to where we were.

The sprinklers are in better working order now, but there is one pump that seized up and we are working to get that one back up and running. Homeowners were asked to please report any problems with the sprinkler system, using the reporting process on the website, which includes the address and nature of the problem being reported. Some got damaged with rock around the pond last year, but those have been repaired.

One homeowner asked if we are going to plant grass along the canal on the east side. Once the sprinklers are started, the situation should improve. Jason, the landscape guy, can put down fertilizer or seed on request. Once the sprinklers are all working, we will work on the area near the sidewalk around the lake – we want to get the Commons Areas much better than they are now. Priorities are as follows: Geese removal comes first, sprinkler comes next, then comes the grass.

The Goose Troopers have been out once or twice. They require that we make sure all that we use is safe for the dogs. There has already been a huge difference in the population of geese. It will take another year or two to train the younger geese not to come back. One homeowner asked if the feeding of the geese has stopped, but nothing has been noticed for a couple of months. In 12 years, this is the lowest number of geese we’ve ever had. If you see geese nesting somewhere, please notify the Board so that we can address the situation.

Ducks are as aggressive, but there are not as many, and most people like them. The dogs are not trained to go after the ducks, and the ducks aren’t as skittish around the dogs. They don’t fly away until they are right on them. That is not a problem right now, but please don’t feed them.

Fountains will keep the water healthier, it’s pretty nasty currently. The fountains will circulate and keep the fish healthy. We have great fishing ponds. Once we get a green light from the electrician, we will go ahead and move forward with purchasing a few fountains and see how it goes.

The Wichita Police Department reached out to us to ask if they could search our ponds for a weapon that may have been left behind from the incident at the Dillon’s parking lot. After searching, they commented that our lakes are absolutely disgusting in terms of visibility, but they didn’t find anything and may come back to check again.

Soliciting in the neighborhood is protected by the First Amendment. If a homeowner does not want to be contacted, a “No Trespassing” sign may be put up on a particular home, but the signs at the entrance cannot stop this. If there are issues, call the Police Dept. or if there is anything happening to cars. The more we report them, the more they will patrol. There is a help desk number, and we will make sure it is put on the website – our beat officer will get these. Don’t keep anything valuable in your vehicles so that they don’t even want to get in. Emptying the car and keeping it unlocked may save a broken window.

We investigated getting cameras at the entrances as well. Then we can share videos on the Facebook page (e.g., Ring videos); we did have a pack of dogs and none had collars and a Ring video shared and let people know (the dogs came from Sterling Farms). The Board would also encourage everyone to have their houselights on at night for safety.

The issue with drainage from west to east lake is being worked on by Kyle. There are a lot of rocks thrown in there that are preventing the circulation of water. We need to see if we can get the rocks out of the pathway.

Canal Project: An engineer came out to measure, take picture, etc., He emailed again today and is having trouble wrapping his head around how to fix the canal sidewalls.

The railroad ties were never approved for any kind of wall – someone just decided to put them in, and the chemicals are hurting the water. We have two bids so far to start at the City’s steel wall, reinforced 4 ft all along the canal; $116,000 and another for $109,000. Once we talk to the engineer about their recommendations, we can refine the bids and see what we can do to get the canal back to where it should be. The size is about 7 houses long.

The original bid was for sloped rocks. We were told they would not last more than 10 years, and could not narrow the canal any more than it already is or we would have flooding.

The wall is going to come down sooner or later and if it does, the city will fix it and assess a new tax on everyone in the neighborhood. So, we will have to pay one way or another. We might be able to do it in two parts, but it would be nice if we handle it without a tax assessment.

When asked who would be doing the survey of the canal, the answer is that a private engineer who works for the city would be doing it. After the engineer’s report, it will be submitted to the City for approval.

We are exploring to see if there is community interest in periodic events. Options include:

* Potluck
* Cornhole tournament
* Fire department truck for kids
* Ice cream social
* Fireworks on the 4th
* Doing a weekly thing – like a walking group

If community members have ideas, they can submit ideas through the website. It’s possible that with enough interest, we could have a social committee and get more community interaction and involvement. There was also a discussion about ways to get involvement through the Facebook page. Ideas include:

* Conduct polls on Facebook
* Run contests – for Christmas decorating or yard décor.
* Trunk or treat around the lake with a booth
* Signage at entrances for Facebook promotion

New homeowners from San Diego were introduced.

Then the floor was open for questions or matters of concern.

* The Facebook page is found at: Chadsworth Connected, Wichita, KS
* Air Capital trash pickup rates are going up because fewer people are using their services (at one time, they offered a bigger discount if we could get 50% participation; we are currently about 30%)
* There is a house that has 2 dogs around the lake – the dogs go crazy; there is no grass, only dirt now; the fence doesn’t look like it would take much for the dogs to get out; it is not pleasant to walk past there; Can this be reported to the ACC?
  + The Board has no authority over dog ownership. That is City problem; the homeowner asked for time to fix the yard issues. He is making payments on the fines owed. Please use the form to report future problems so that there is a record of the problem, but we try to work with those who are willing to address the problems.
* Kids are looking for mowing jobs right now.
* A question arose about covenant changes and how these will be accomplished. Is it by a majority of homeowners or a simple majority of those who vote?
  + We are working to make sure we make our revisions legally. When it is done, we will need to have at least 80 votes cast, and it will be a majority of those who vote, which is about ¼ of the neighborhood. That is the recommendation of the attorney reviewing the covenants.
* If people make changes to their fences, they need to submit the plans to the ACC for approval.
* The city is in charge of streetlights and city signage, so if the Sterling/Maize Rd. sign is down, that is a city matter.
* Bruce is working to beautify the entrance areas with flowers. Nicolette made a motion to approve the expenditure of landscape enhancements at these entrances of an amount up to a maximum of $500; Annie seconded the motion, which will be for rocks, flowers, mulch, etc. The vote was approved unanimously.
* The ACC committee needs more help from volunteers. They could use another person or two to help with investigating problems in the community and reviewing requests for changes.
* There are about 17 houses that are being rented out. If this is approved on the covenant revisions, we may have to grandfather the ones that are being used that way already due to the fact that some properties were purchased as rental investment properties. We do have fewer businesses than we had before (e.g., no golf guys, no daycare).

The meeting was adjourned at 8:30 pm.