

Hallbrook Farms Homes Association Fall/Winter 2015 Newsletter

Annual Meeting

Leawood Library
4700 Town Center Drive
Leawood, KS

Date: Thursday, December 3, 2015

Time: 7:00 PM

Place: Meeting Room

Don't forget to visit Hallbrook's updated website at www.hallbrookfarms.org for useful neighborhood information.

Two Openings for Hallbrook Board of Directors

Two of the current Board of Directors terms are expiring. If anyone is interested in serving on the board please contact Jim Tiehen at 913-648-1188 or email jim@tiehengroup.com before November 20, 2015. The term is for three years.

Tina Bender

Ken Buchwach

Dave Estes - **Term Expiring**

Mike Fishman

Carol Gurba

Phil Hodes - **Term Expiring**

Chi Chi Puhl

EAB - With regard to the Hallbrook's Emerald Ash Borer (EAB) Treatment Plan, 166 trees were treated in August and September, 2015 and the treatment of the remaining targeted trees is to occur in May, 2016.

Small Island Renovation - As part of Hallbrook's five-year plan to renovate the 93 islands within our community, the initial phases of the renovation plan occurred on the major islands located on Brookwood and Overbrook and were completed in 2014. In the Spring, 2015, approximately 15 of the 59 remaining islands were renovated. The renovation committee has been busy prioritizing the islands to renovate in Spring, 2016 and creating exciting designs with updated and diverse trees, shrubs and plants with an inviting mix of patterns and colors.

Annuals - Hallbrook's summer annuals had exceptional impact this past season with color displays of lilac, electric orange and magenta sunpatiens mixed with the chartreuse and merlot coleus, which received many complements from the residents, visitors and other HOA's. Like the farmers, those working on the landscape are sensitive to the weather and the current impact on the landscape. In particular, last summer brought unusual amounts of rain and overall cooler temperatures than normal, resulting in plants that typically would be 10-15 inches tall becoming over 30 inches in height. When finalizing a design for the noses, the committee always considers the size of plants and the safety issues relating to the noses. The summer annuals have been (or will be) pulled soon for the season and the noses will be winter-prepped. Interesting and exciting Fall colors will be added to the circle, as well as the entry pots.

Email Addresses & Communication - Communication with residents will **primarily** be done by email and and Hallbrook website at www.hallbrookfarms.org. It is critical that we have this information so if you haven't already done so, please complete the resident contact sheet that was mailed a few weeks ago. Another copy is attached for your convenience. Return the information to The Tiehen Group, Inc. If you do not use email, please let us know immediately. Contact Kristen at Kristen@tiehengroup.com should you have any questions. Thank you for your cooperation.

Board of Directors

Chi Chi Puhl
President/Landscape Committee - Chair
491-0903
cappuhl@gmail.com

Ken Buchwach - Vice President/DRC
491-1110
doc2708@aol.com

Dave Estes
Treasurer/Maintenance Committee
491-8246
destes2@kc.rr.com

Phil Hodes
Maintenance Committee - Chair
816-589-7040
philhodes@yahoo.com

Carol Gurba
Secretary/Landscape Committee
451-6372
cgurba@gmail.com

Mike Fishman
Legal - Chair
DRC - Chair
491-1883
mfishman2305@att.net

Tina Bender
Landscape Committee
913-730-8966
tinazbender@gmail.com

Committees

Design Review:

Mike Fishman – Board Member
Ken Buchwach – Board Member
Chuck Peters – Architectural
Kim Sorenson – Landscape
Jim Tiehen – Staff Liaison
Bill Webster
Richard Wiens

Landscape Renovation Team:

Chi Chi Puhl - Board/Chair
Tina Bender - Board Member
Carol Gurba - Board Member
Kim Sorensen - Ochsner Hare & Hare
David Stolberg - Raintree
Robyn Schmitz - High Prairie

The Tiehen Group, Inc.
3401 College Boulevard #250
Leawood, KS 66211
913-648-1188

Jim Tiehen - ext. 27
jim@tiehengroup.com

Kristen Cheek - ext. 20
kristen@tiehengroup.com

Accounting - Sarah Rittmaster - ext. 21
sarah@tiehengroup.com

New Hallbrook Street Lighting - Hallbrook will be changing the current lighting in the light poles to LED. Hallbrook owns and maintains the light poles, the City of Leawood pays for the electricity. The City has agreed to reimburse Hallbrook for the entire cost to switch to the LED lighting due to the savings the City will incur over the years. Phil Hodes was instrumental in negotiating this very favorable transaction for the community. We anticipate the changeover early next year. The anticipated savings for the Association is over \$20,000 per year and over \$40,000 for the installation.

Welcome New Neighbors

A warm Hallbrook welcome to our new neighbors
who joined our community in 2015:

Tapan Bhatt & Tanya Madan - 2913 W. 112th St.
Kevin Crull - 1709 Aberdeen
Matthew & Carolyn Foulston - 2540 W. 118th Terr.
Mahita & Sujit Gandhari - 11808 Brookwood
Matthias & Jennifer Green - 2605 W. 118th St.
Sigi & Deepa Joseph - 2712 W. 118th St.
Michael & Kristy Kincaid - 2401 W. 114th St.
Terry & Sally Kramer - 11712 Manor
Scott & Jennifer McCreight - 11416 Canterbury
Ryan & Lauren McMonagle - 11713 Canterbury
John & Shari Olander - 11509 Canterbury
Sanjiv Razdan - 2949 W. 118th Terr.
John & Marguerite Saladino - 3101 W. 118th St.
Girish & Shefali Shirali - 2652 W. 118th Terr.
Rupinder Singh - 2245 W. 118th Terr.
Todd & Kerry Smith - 11809 Brookwood
John Vadaparampil - 11213 Brookwood
Yi Wang & Ziaoheng Zhang - 3113 W. 118th Terr.
Jeff & Arica Westmeyer - 2848 W. 118th Terr.
Robert Wilson & Andrea Lockton - 2704 W. 116th St.

Holiday Trash Schedule - There is no delay in service for any of the following holidays; Thanksgiving Day, Christmas Day, New Year's Day.

Neighborhood Reminders

Dog Owner Responsibilities - Please pick up after your dog and do NOT leave its waste behind in the bag or otherwise. This continues to be a problem with some residents either not picking up the dog waste or leaving the bag on the ground, under trees or elsewhere. This is not acceptable or fair to residents who comply or your neighbors who routinely run or walk on the sidewalks. Please be a good neighbor.

Trees - Please take note that written permission is required from the DRC before removing any trees 4" or over in caliper.

Roofs - roofs shall be cedar shake, dimensional cedar wood shingles, slate, concrete or tile. No asphalt shingles are allowed.

Slow Down/Speed Limit
Please have all the occupants of your residence slow down. The maximum speed limit in Hallbrook is 25 MPH.