

Crimson Ridge HOA Secretary's Annual Meeting Invitation

The Crimson Ridge Board Secretary is inviting all members to the annual meeting, held on Zoom, on January 30, 2023, at 7:00 PM. Zoom details will be posted prior to the meeting on eneighbors.com and e-mail via payhoa.com. If you are not already on e-neighbors, please e-mail scott.heeke@gmail.com or submit a request on payhoa.com for an invitation to join eneighbors.com.

We are also seeking board members for 2023. No experience or special skills necessary. Please e-mail scott.heeke@gmail.com if you would like to be considered or would like to nominate someone. We will also be taking nominations at the meeting.

The agenda will be as follows:

1. Roll Call
2. Proof of notice of meeting or waiver of notice
3. Reading of minutes of preceding meeting (2022 Annual Meeting)
4. Reports of Officers (President, Vice President, Treasurer, Secretary)
5. Reports of Committees (Pool, Social, Communications, ARC, and At-Large)
6. Election of Inspectors of Election
7. Election of Directors
8. Unfinished Business
9. New Business

Respectfully submitted,

Scott Heeke

Crimson Ridge HOA 2022
Secretary

scott.heeke@gmail.com



Crimson Ridge HOA Letter from the President - 2023

Dear Crimson Ridge HOA Member,

I hope this mailing finds you well and that you are enjoying the holidays with friends and family.

As I mentioned in last year's letter, we had a late 2021 incident that caused a separation from our HOA management provider. The board agreed to start 2022 with self-management which included taking over HOA management duties, day-to-day operations, reducing HOA Management costs, while doing it better. Dues were collected with no delinquencies, pool season had no complaints, trash was collected, yard work along 47th street was completed, the fountains fountained, social events were held, financials were more transparent, and decisions and actions were swifter. Two separate board member comments about 2022 that stuck with me include "Since I have been with the board (8+ years), I don't think that we have ever had a year with no [dues] delinquencies even though we had professional management." And "I'm not sure what we were paying an HOA management firm for all these years."

Overall, the HOA saved somewhere between \$15K - \$18K by doing it ourselves. These savings allowed us to weather the 2022 storm of inflation and surcharges without dipping into the reserves. The board reviewed the budget for 2023 and we are keeping the dues at \$550 per member. If you see a board member or know one, please take a moment to thank them for their additional effort to keep our costs lean and thus a few more dollars in your pocket.

Looking ahead, the major initiative for 2023 will be modernizing the declarations to include changes driven by members' requests and feedback. Each member (each house owner) will be issued a ballot and will be able to vote to approve or deny. Per Johnson County each ballot will need to be notarized and we will need 75%-member approval (231 of 307-member ballot approval) to modify the declarations.

As a summary, these changes address:

- Allowing solar panels within ARC guidelines
- Requiring rental properties to hire professional yard maintenance services
- Specifying trash and recycling bin curb times and storage
- Adding approval of fixed outdoor recreational equipment beyond basketball goals and playsets.

The actual ballot will have more specific language of the changes for your review. When we have the final ballot and guidance from legal counsel, the board will communicate a process to make submitting your ballot as simple as possible. This is a big initiative and I am sure there will be questions and concerns which will be addressed as we progress. Please stay tuned.

Finally, each January, the board holds an annual meeting for our members. At this meeting our members can get updates, exchange ideas, ask questions, and nominate and elect the board of directors that represent our neighborhood for the next year. If you would like to serve on the board to guide our neighborhood for the future, please nominate yourself (or others). Please contact me or Scott Heeke in advance or attend the meeting to submit your nomination. The meeting will be held via Zoom on January 30, 2023, at 7:00 PM. Zoom link details will be posted on www.eneighbors.com about a week in advance as well as e-mailed to all our members through payhoa.com.

Wishing everyone an amazing and healthy 2023,

Steven Drumm

Crimson Ridge HOA 2022 President

drummsb@gmail.com

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Crimson Ridge Reminders

2023 HOA Annual Dues

Crimson Ridge HOA Dues are due 1/31/2023. Online payments are available via PayHOA services. Please register at

<https://app.payhoa.com/auth/join/13453-crimson-ridge-homes-association> or login to pay balance if already registered.

Any payment issues or questions may be submitted via a PayHOA general request.

Holiday Lights and Yard Decor

All home holiday lights and decorations need to be removed and stored per Crimson Ridge CC&R's (1.Q)

Trash, Recycling and Yard Waste Collection

Crimson Ridge trash, recycling and yard waste collection is scheduled on Thursday of each week. Delays and large item pickup information is located on the eNeighbors.com calendar. Receptacles may be placed at the curb no earlier than the evening prior to pickup and must be stored no later than the morning after pickup.



Get to know the Greater Kansas City area

Culture, history, food, theatre, and shopping. Experiences galore await you in Kansas City!

Historic City Market

Location: 20 E 5th St #201, KCMO

City Market offers dining, shopping and entertainment options, as the open-air marketplace winds its way around a series of riverfront streets. Sample local and international flavors. Plus, you can find plenty of bargains inside a variety of trendy boutiques. The weekly Farmers' Market is City Market's most popular event, as top-notch producers present their goods directly to the public. Nearby, you'll find the Arabia Steamboat Museum, which displays a variety of centuries-old objects recovered from a 19th-century steamboat that sank in the Missouri River.

Country Club Plaza

Location: 4706 Broadway Blvd, KCMO

The Country Club Plaza brings a touch of European shopping to Kansas City. One of the region's most vibrant landmarks, American real estate developer J. C. Nichols designed this precinct in 1922 as the country's first suburban shopping district.

Kansas City Zoo

Location: 6800 Zoo Dr, KCMO

A visit to the Kansas City Zoo is a journey around the world -- an interactive experience that uses all the senses to entertain, educate and engage visitors of all ages. Now a 202-acre nature sanctuary, it is the most useful and accessible resource in the region for bringing urban and suburban families in touch with the diverse habitats, cultures and animals of the natural world.

Nelson-Atkins Museum of Art

Location: 4525 Oak St, KCMO

The Nelson-Atkins Museum of Art has a collection of 35,000 historical and contemporary artworks across just about every genre and style imaginable.

Ernie Miller Nature Center

Location: 909 North, KS-7, Olathe, KS

The Ernie Miller Nature Center is an excellent place if you need to take a break from the bustling city. Set amid 47 ha of picturesque landscape, the entire park is alive with fascinating native birds and plants. You can take a relaxing stroll along 3 miles of hiking trails, where you might come across rare species of osprey, hawks, and falcons.

National WWI Museum and Memorial

Location: 2 Memorial Dr, Kansas City, KCMO

Kansas City's National WWI Museum and Memorial is the quintessential place to learn about one of history's most significant events. Designated by the United States Congress as the nation's official WWI museum, visitors are presented with interactive displays, eyewitness accounts, and a series of gripping films. Meanwhile, it also features one of the largest collections of WWI artifacts in the world.

Power & Light District

Location: 50 E 13th St #200, KCMO

The Power and Light District, spread across 9 blocks in the center of Kansas City, is a renowned dining, shopping and entertainment complex. The area offers a culinary experience ranging from contemporary Japanese restaurants and hip taco joints to huge sports bars. For partygoers, KC Live hosts jam-packed music events across 2 levels.

Kemper Museum of Contemporary Art

Location: 4420 Warwick Blvd, KCMO

The Kemper Museum of Contemporary Art presents a truly remarkable collection of modern artworks, featuring creations by acclaimed artists like Jackson Pollock, Andy Warhol, Georgia O'Keeffe, and David Hockney.

Kauffman Center for the Performing Arts

Location: 1601 Broadway Blvd, KCMO

The Kauffman Center for the Performing Arts -- a major not-for-profit center for music, opera, theater and dance designed by architect Moshe Safdie -- opened in 2011. Serving as a cultural cornerstone for Kansas City and the region, the Kauffman Center delivers extraordinary and diverse performing arts experiences.



Taking Care of Our Pets

According to the Bureau of Labor Statistics, the average annual household spending on pets was \$770 in 2021 — a figure that would be substantially higher if it excluded households with no pets at all.

Needless to say, we love our pets and love to pamper them. Western Shawnee offers multiple pet boarding, training, daycare, grooming and supply facilities.

While there are many to choose from (try a Google search for many options including veterinarian offices and emergency services), here are a few places in western Shawnee to check out.

Dirty Dawgs

Location: 22056 W. 66th St.
Phone: 913.667.3003
Website: <https://dirty-dawgs-wash.com/>

You wash/dry, we provide all needed to bath and clean up too!

Paw Envy

Location: 22748 Midland
Phone: 913.912.6433
Website: www.pawenvykc.com/

Paw Envy offers the best foods, hand baked treats and goodies, custom embroidery for many unique gifts along with leashes and collars, professional grooming services and self-service washing stations.

PetSuites - Shawnee

Location: 19800 W. 65th Terr.
Phone: 816.219.1882
Website: <https://shawnee.petsuitesofamerica.com/>

PetSuites offers best-in-show boarding with sizable suites and fun activity packages. Our daycare options give your pet a fun-filled experience with plenty of time to play with all their friends! Spa day? Grooming available too!

Swanson's

Location: 6241 Woodland Dr.
Phone: 913.422.8242
Website: www.swansonstreamway.com/

Daycare or boarding, Swanson's provides the physical and emotional needs a pet requires to help build a strong relationship with their owners.

Broadmore Kennels

Location: 20614 W. 47th St.
Phone: 913.441.5026
Website: www.broadmorepetretreat.com/

Nestled on 10 acres, Broadmore Pet Retreat has 2 separate dog boarding and daycare facilities: a large breed facility with 3 outdoor play yards boasting 15K square ft. of room to run; and a small to medium breed facility with 3 outdoor play yards and one indoor play yard totaling 5K square ft. of space to play. Grooming too!

TIPS FOR SAVING ON YOUR NATURAL GAS BILL

Turn Down Your Thermostat

You can save as much as 3% for each degree that you turn your thermostat.

Take Care of Your Furnace

Have your furnace cleaned and checked out every year to keep it running at peak performance.

Let The Heat Circulate

Check your furniture, curtains and drapes and area rugs to make sure they are not blocking heat registers and vents. If you have a ceiling fan, use it to push the warm air down from the ceiling.

Keep The Cold Out

Close your blinds or drapes when it gets dark outside to help cut heat loss through your windows at night.

Cook Smart

If you cook with gas, adjust the flame to fit your pans. Opening the oven door unnecessarily can cause a drop of up to 50 degrees in the oven temperature, so don't open the oven door unless you have to.

Turn Down The Tank

You can reduce your energy consumption by turning your hot water tank down to 120 degrees. For every 10-degree reduction in temperature, you can save between 3% and 5% on your water heating costs.

Think Before You Wash and Dry Clothes

Wash and dry only full loads of laundry and use the cold water setting on your washer. If you have to wash a small load, use the appropriate water-level setting. Consider using a clothes rack or indoor clothesline to dry clothes. If you do use your dryer, be sure to clean the lint screen in the dryer after every load to improve air circulation for more efficient clothes drying and to prevent fire hazards.



Shawnee, KS Citizen Service Requests

Q: Who or how do I notify the city that a traffic light is broken?

A: The City partners with SeeClickFix to provide faster and more convenient options for our citizens to submit service requests. There are now two easy and fast options to submit a service request.

1. On-line -- Type in the address or drag the red pointer to the service request location on the map provided and then click next.
2. Shawnee Connect Mobile App -- With the Shawnee Connect App, you can easily notify the City of any non-emergency service request, 24 hours a day, 7 days a week directly from your mobile phone. It's free to download on your iOS or Android device.

For issues regarding missing Stop Signs or Traffic Signal that are not operating properly, contact Police Dispatch at (913) 631-2150.

For odor complaints, please call the Waste Management Odor Hotline call (913) 894-3777.

For any other issues, submit them online, https://www.cityofshawnee.org/Residents/Citizen_Service_Requests or call (913) 742-6238.