



OAKSHIRE MEETINGS

Next Board Meeting: Annual Meeting, Tuesday,
February 19, 2019

OAKSHIRE ACTIVITIES

Book Club: First Thursday, 7:00 PM
Call: Mary Kay Dillingham 677-1883
Dominoes: Second Monday, 1:00 PM
Call: Marty Fuller 492-9008
Line Dancing: Every Friday, 10:45 – 11:30 AM
Call: Suzanne George 438-3846
Rummikub: Third Tuesday, 1:00 PM
Call: Mary Doherty 257-5735
Water Aerobics: Every Tuesday and Thursday, 3:00
PM, June through August
Call: Karen Johnson 888-8298

OAKSHIRE RESIDENT RELATIONS COMMITTEE

Chair: Marty Fuller: 492-9008
Welcoming: Marty Fuller 492-9008
Bereavement: Marty Fuller: 492-9008
Directory: Janet Huddleston 492-3545
Newsletter: Mary Kay Dillingham 677-1883

TRASH PICKUP

Monday, December 3, 10, 17, 24, 31
January 7, 14, 21, 28

Articles for the newsletter must be submitted via e-mail to Mary Kay Dillingham by the 25th of the month: dillingham1014@gmail.com

Oakshire Web Site: oakshirehomesassociation.com

Board President: Gary Schmidt, 888-0852
Board Secretary: Janet Huddleston, 492-3545
Board Treasurer: Karen Johnson, 888-8298

2018 year-to-date Revenue and Expenses are as follows:

TOTAL REVENUE: \$350,013
TOTAL EXPENSES: \$383,508
SPECIAL PROJECTS RESERVE: \$248,580.14

THE OAKSHIRE GOOD NEIGHBOR

December, 2018

Volume 21, Issue 12

NOVEMBER SNOW REMOVAL

The November 25th snow storm had been forecast for a week and ended up being stronger than forecast. The snow started late Sunday morning and it soon became obvious that it would be significant.

At 1:00 pm I contacted our snow removal contractor and advised them that we would require snow removal. I was told that when the snow ended, they would plow the streets and treat for ice. They said they would then clear the driveways and sidewalks.

The snow ended about 5:00 pm and a preliminary street plowing was done. As far as we can tell this is the only plowing that was completed. The driveways and sidewalks should have been cleared Sunday night. This obviously did not happen.

On Sunday morning I tried to contact our contractor without success. I left a message to call me but did not receive a call. Lauren Pulse also tried to call them without success.

It is extremely difficult to find a contractor dedicated to snow removal since we rarely get significant snow. Since this contractor provides snow removal for Oak Park Mall, we thought that they would be able to provide a quick and professional response to our needs.

Gary Schmidt

IN AND AROUND OAKSHIRE



Ho, Ho, Ho, guess what is just around the corner? And while it is still early, Oakshire is beginning to “dress up for the season”. We always look beautiful this time of year, so take some time to drive around the neighborhood and enjoy your neighbors’ decorations. Don’t forget the Holiday Party is Friday, December 14th. This event is always a highlight of the season; you will not want to miss it! It is a lovely way to spend the evening with your friends and neighbors!



The talk of the neighborhood is the clubhouse office floor and the beautiful job Steve Keegan has done to beautify that asset of ours. He was able to purchase the flooring at “give away” prices, plus Steve has the skills and the tools to do a professional job. In case you didn’t notice, “beautiful” is the very best adjective for this project and we are all grateful to Steve for taking it on. Also helping were Tim Townsend, Larry Huddleston, Gary Schmidt, Jim Mathis, Louise Mathis, Nancy Burns, Karen Johnson, Mary Doherty, Tom Newborn, and Suzanne George. As with any project, many hands make the job easier!

We are a little late on this notice, but Mary Orme just celebrated a very important Birthday! She turned 90 and there was a celebration for just that event. Happy Birthday to you, Mary!!



Thanks go to Robert Dupin and his number one assistant, Rita Dupin (also known as Mom) for hanging the lights at the clubhouse; they look very festive. Of course, Rita's Corner always looks wonderful at Christmastime - check it out! Thanks to both of you!

Merry Christmas and Happy Holidays to all of us! Hope to see you at the Holiday Party.

OAKSHIRE INSURANCE REQUIREMENTS

In a previous article it was stated that the only insurance form that met the requirements set forth in the Oakshire Declarations was the HO3. It has since been determined that most insurance companies use their own form that provides the required coverage and is acceptable. When ordering or renewing your insurance refer your insurance agent to the Oakshire Web Site: oakshirehomesassociation.com where the insurance requirements are listed. Ask the agent to issue a certificate showing all of the coverages provided and including Oakshire Homes Association as a loss payee and additional insured.

OAKSHIRE HOMES ASSOCIATION

QUARTERLY MINUTES

November 15, 2018

The quarterly meeting of the Oakshire Homes Association was called to order at 7:00 p.m. by President Gary Schmidt.

The following Board members were present: Michael Bettis, Nancy Burns, Marty Fuller, Betty Haefele, Janet Huddleston, Karen Johnson, Steve Keegan, Tom Newborn and Gary Schmidt.

MINUTES: The June 28, 2018 minutes were accepted as submitted.

FINANCIAL REPORT: No report.

CORRESPONDENCE: A thank you card of kindness from Charles and Grace Chiu, "Somehow, just saying 'thank you' doesn't seem like enough. But we hope you know how much your kindness has meant to us. Thank you all for your thoughtfulness. My wife and I appreciate it very much!"

ARCHITECTURE: It is the time of year when this committee starts to wind down for the year and focus on doing what is necessary and any emergencies that may occur. We may be able to complete some more Hardie panel if the weather permits. The gutter cleaning will be completed after Thanksgiving as soon as the trees cooperate and drop the remainder of their leaves. The driveway project has been rescheduled for the spring of next year. The work orders will be addressed as they are received as long as weather permits us to do so.

Tom Sader, Chairperson

LAND SERVICES: No report.

John Ahrens, Chairperson

CLUBHOUSE, POOLS, AND TENNIS COURTS: The pools are closed and covered and the lounge chairs stacked for the winter by our pool maintenance people. Robert Dupin and his mother, Rita, volunteered to hang the outdoor Christmas lights on the clubhouse for this season. Richard Heil's crew replaced the duct work in the attic of the clubhouse office. This will improve the heating and cooling. They also installed a ceiling fan. Volunteers moved all the stored items from the office to the Fireside Room to prepare for the flooring project. Steve Keegan purchased a discontinued engineered hardwood in a rich brown shade. He removed the linoleum floor, laid the new flooring, and installed new baseboards. We are thankful that Steve had the vision and talent to complete this project. The office items and Social Committee storage items will be back in place soon. This report is an example of the two types of work done here in Oakshire: First, we have vendors who continue to do excellent work for Oakshire; second, we have many volunteers who show up when there are needed tasks to tackle and we're thankful for this. Regularly scheduled activities continue at the clubhouse. As of this date, no rentals have been scheduled for November and December.

Suzanne George, Chairperson

RESIDENT RELATIONS: The Welcoming Committee had a busy six months meeting several new residents. It's a joy to meet each new person.

Jan Borst, 11056 W 96th Place

Kristine Hines and Bill Adams, 9609 Nieman Place

Kurt Hookstra, 10963 W 96th Street

Joe Wilhoit, 10904 W 96th Terrace

Kelly Wu, 11011 W 96th Terrace

Malia Mense, 10903 W 96th Terrace

Saquib Kahn, 9618 Nieman Place

Scott and Karen Rash, 11058 W 96th Place

Roy and Linda Johnson, 9644 Reeder Place

The Bereavement Committee received notification of the following deaths:

Octavia McDonald, 6/22/18

Al Simoes, 11/5/18

Marty Fuller, Chairperson

SOCIAL AND RECREATION: An informal TGIF Party was held on Friday, August 17. Longtime resident, Sid Bordman was there to autograph his exciting book, "From Worst to First" about his interesting career with the Kansas City Royals for anyone who wanted a copy. His children and grandchildren were able to be with us for this special time. A Coffee at the Clubhouse was enjoyed on Saturday morning, September 8, 2018. Officer Wasinger of the Overland Park Police Force was our guest and explained ways to protect ourselves and our neighbors against crime in our area. The Octoberfest Potluck was well attended, with the highlight being the accordion serenade of polka music during the Social Hour by Oakshire resident, Thais Fahy. We are pleased to welcome new Oakshire resident, Jan Borst, to our Social Committee. We know she will be a great asset to our team. The last TGIF party of the year will take place on Friday, November 16 and the "Sounds of the Season" Holiday Dinner Party will be at the Clubhouse on Friday, December 14.

Louise Mathis, Chairperson

SNOW: We will continue to use the same company for snow removal with the same retainer fee. The long-range forecast doesn't predict much snow this winter.

Gary Schmidt, Chairperson

FINANCE: The Finance Committee met at my home on October 17, 2018. Present were Committee Members Larry Huddleston, Terry Schoeni, Gary Schmidt and myself, Karen Johnson.

This year we began our discussion with the analysis of our yearly income. We have 150 units. In past years we have figured our income on less than the 150 units because of situations beyond our control and knowing the monies could not be collected. Fortunately, those situations resolved themselves and that era has passed. Last year, we implemented a zero tolerance for past dues and figured our income on the entire 150 units. We have been very successful and vigilant with that plan. We currently have three units we are working with. One has paid the past due charges and is refusing to pay the late fee charges and the legal fees equaling \$996. It is going through the usual legal process. The second unit is a situation where the owner eventually pays most of the past dues and then falls behind again. That is the continual pattern and now the amount due is \$1763. A "Status Conference" was planned for that owner. The third situation has been ongoing since move in. Monthly payments simply did not start; there appeared to be no intent to pay. Eventually around half of a previous balance was paid and now the amount due is \$3080. The amount was recently contested in court by the resident who denied the charges. Our next court date is 11/30. We get updated on these three accounts twice a month.

The next item on our agenda that we discussed was the tennis courts. It has been mentioned several times in our newsletter that there was some interest in re-vitalizing the tennis courts. I asked those parties to get bids for the repair of the tennis court's floor and we would give it

consideration. Those bids came back, one for \$40,000, one for \$30,000, and one for \$13,000 that came with no guarantees. The person most interested in this plan, realized the community simply does not have that much interest in tennis and asked that we continue to fund the tennis courts for \$500 for clean-up and weed spray expenses. We agreed.

This year the only contract renewal we had was the Waste Management contract. For those of you who are new to the community, we require at least a two-year contract from all of our vendors. Waste Management's contract is a five-year contract and negotiations began in July and were completed the end of September. I negotiated the price and the amount of the annual increases while Gary reviewed the terms and conditions of the contract and negotiated the legalese portion. We reached an agreement and are good for the next 5 years. The contract terms are very similar to the last one. Aside from the weekly trash and recycle pick-up, it allows for 8 bags of yard waste from 1/1 through 9/30 with 10 bags of yard waste from 10/1 through 12/31. It also continues to allow for 1 bulk item per home per month on the 3rd week of every month.

The telephone bills for the South Pool and the Clubhouse are outrageously high with the bill at the South Pool equaling \$130/month and the Clubhouse bill at \$84/month. I called the phone company and asked if the amounts could be improved on. The charge for the South Pool phone dropped to \$80/month and in March we can drop the clubhouse phone to the \$80/month charge. I was told that would be Plan B. I like Plan B better; it saves us \$688/year.

Most committee chairs asked their budgets remain the same and with a few exceptions those requests were granted. One notable exception is a \$2000 increase to line item Trees & Shrubs, in the Landscape Committee's budget. It is felt we may have a need for more funds in that category next year.

I did have a conversation with Ron Nine of Constant Care on another matter and he agreed to enter into a three-year contract next year, as opposed to the two-year contract we have currently. A good thing for both parties!

As in years past, some line items are based on last year's total expenses compared to current year to date expenses. It is a bit of a guessing game, but we are generally pretty close.

As our income and expenses are remaining pretty much the same, the Finance Committee suggests the monthly assessment remain the same at \$235 per unit/per month.

Karen Johnson, Chairperson

OLD BUSINESS: None.

NEW BUSINESS: A motion was made to approve the 2019 budget as submitted by Gary Schmidt. The motion was seconded by Michael Bettis. The motion passed.

OPEN FORUM: Karen Johnson added to Suzanne George's report that Steve Keegan was able to get good pricing on the new flooring for the office; he also donated a garage door and installed it on the clubhouse garage.

Virginia Berberis is thankful for those that removed the vines/shrubs around her home.

There being no further business to conduct, the meeting was adjourned at 7:18 p.m.

Janet Huddleston, Board Secretary



Oakshire resident, Al Simoes, passed away on November 5, 2018. He arrived in the United States as a young boy from Portugal and enlisted in the Air Force during the Korean War. After his discharge, Al continued his career with New York Telephone Co and retired from AT&T after 40 years. Al was the dotting patriarch of a loving, rambunctious family that includes Erma, his wife of 62 years; six children, ten grandchildren, two greatgrandchildren (plus one more on the way), and one brother. The funeral Mass was Friday, November 9 at Cure' of Ars Catholic Church. In lieu of flowers the family suggest memorial contributions to the Melanoma Research Foundation at www.melanoma.org.

2019 DIRECTORY UPDATES



If you want a change in name(s), landline/cell phone number(s), and/or email address in the 2019 directory, let Janet Huddleston know soon at ljhud@everestkc.net or 913-492-3545.”

TGIF NOVEMBER 16

Conversations about upcoming holiday plans, predictions for college and professional football outcomes, and neighborhood news could be heard at the TGIF gathering on November 16. Great food and interesting topics made for an enjoyable evening for everyone who attended. Thanks to all who joined us for the evening.



The **OAKSHIRE BOOK CLUB** meets on the first Thursday of the month at 7:00 PM in the clubhouse. All are welcome. Join us on December 6 to talk about a book that has made an impression on you – good or bad – in 2018. Christmas treats are also on the agenda!

2019 Book Club Selections:

- January: In the Unlikely Event by Judy Blume
- February: A Legacy of Spies by John LeCarre
- March: School of Essential Ingredients by Erica Bauermeister
- April: Devil in the White City by Erik Larson
- May: The Bean Trees by Barbara Kingsolver
- June: Life After Life by Kate Atkinson
- July: Dandelion Wine by Ray Bradbury
- August: Killers of the Flower Moon by David Grann
- September: Crazy Rich Asians by Kevin Kwan
- October: Before We Were Yours by Lisa Wingate
- November: Our House by Louise Candlish