

BENT TREE BLUFFS NEWS

Neighborhood Newsletter

Fall 2020



HOA Board

President: Linda Marshall 913-221-5634

Vice President: Sam Mahlstadt 515-864-1600

Secretary: Lynn Canning 816-600-5458

Treasurer: Angela Johnson 913-515-1867

Directors

Kim Naylor 816-524-8671

Bryan Rahn 816-985-2641

Joel Grubb 913-710-6132

Architectural Committee

Gary Thurnau 816-524-8099

Darlene Barnard 816-525-1022

Diane Shireman 816-525-2774

Ed Hutson 816-524-7084

Covenant Violation Committee

Larry Laubach 913-963-1132

Pond Committee

Gary Denny 816-524-0982

Randy Naylor 816-524-8671

Lynn Canning 816-600-5458

Liesl Wilson 816-524-4463

Welcome Committee

Tamara Bishop 816-682-2712

Gina Seibel 816-721-3847

benttreebluffshoa@gmail.com

benttreebluffstreasurer@gmail.com

benttreebluffspool@gmail.com

New BTB Board Members

Bent Tree Bluffs has been so fortunate to always have residents who are willing to step up and give their time and talents to our homeowners' association. We want to particularly say thank you to Bruce Trammell who has been our president and to Patty Denny who has served as treasurer for the last 6 years. Thank you to Jennifer Campbell (secretary 2018-2019) and Lindsey Velasquez (newsletter 2018-2020). Also thank you to Bryan Rahn who has been secretary for the last year, and to Randy Naylor and Dan Hall who have been directors for several years. You all have done a great job. It is a known fact that without an active homeowners' association, the neighborhood and property values go downhill. It is thanks to your efforts that our subdivision is one to be proud of.

So, let me introduce to you the following new board members.

Linda Marshall has agreed to serve as our new president. Linda moved to Bent Tree Bluffs in 2014. She is an attorney specializing in civil and criminal law. She received her bachelor's degree from Pepperdine University and her law degree from UMKC. She was a prosecuting attorney for 10 years, then worked for a private firm for 3 years before taking a nine-year 'break' to be a stay-at-home mom to three children. She now has her own private practice. In addition to her legal experience, Linda also brings her experience serving on the Canterbury subdivision homeowners' association on the east side of Lee's Summit in several positions including president, secretary, and treasurer. Linda says she is, "very interested in making sure every voice is heard" in our subdivision.

Angela Johnson will be taking over the treasurer position. Angela has a bachelor's degree in accounting and an MBA specializing in finance. She is a licensed CPA. She works for Government Employees Health Association (GEHA). She moved to BTB in 2010. She has one son, Noah, and two dogs.

Lynn Canning will be our new secretary. Lynn is a cardiac sonographer, performing cardiac ultrasounds for Healient Physician Group at St. Joseph's Medical Center. Lynn moved to BTB from Independence in 2014. She has served on our pond committee for the last 3 years. Lynn is a believer in having a strong homeowners' association. Her last neighborhood had become quite rundown due to the HOA giving up. Lynn's hobby is gardening, and she has won several awards

New BTB Board Members (cont.)

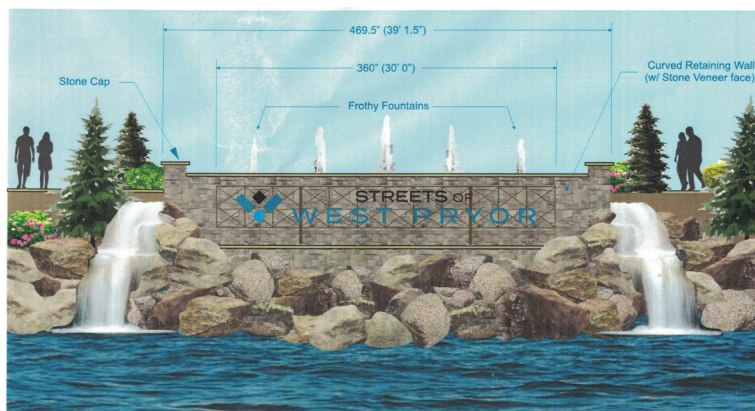
from LS Beautification Contest.

Bryan Rahn is moving from secretary to director, replacing Randy Naylor. Bryan is a project manager for a large development company. His company is currently working on 8 different developments/ subdivisions scattered throughout the metropolitan area. Bryan creates and manages the development of the subdivisions, including establishing homeowner's associations before any lots are sold. He has a degree in business management and has lived in Bent Tree Bluffs since June of 2017.

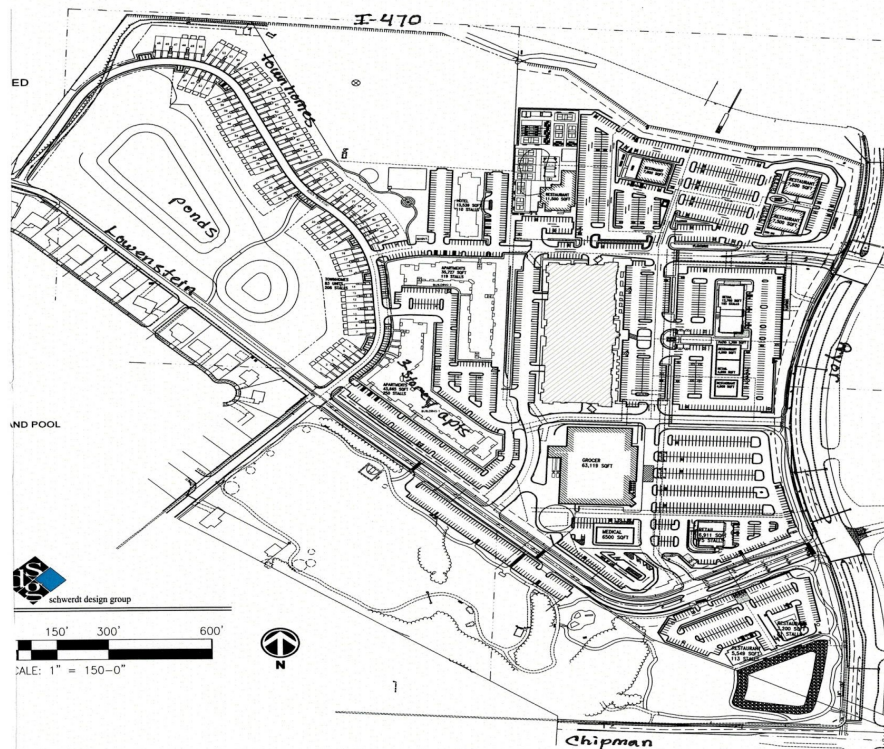
Joel Grubb will join Bryan and Kim Naylor as a director. Joel has a degree from Pittsburgh State in Computer Science and is the Director of Software Engineering for Cox Automotive. He says, "My wife and I have a blended family of seven children, so we are a true Brady Bunch. She has 3 sons and I have two daughters and a son ages 16, 16, 14, 14, 13, and 12. We also have a toddler together named Caia who turns 4 in December." And he's giving some time to our HOA!

Streets of West Pryor Update:

Matt Pennington, president of Drake Development, has met with representatives from Bent Tree Bluffs and Summerfield to give updates on progress and changes in the plans for the Streets of West Pryor project. BTB residents will be glad to know that the fountain and waterfalls being installed at the pond at the corner of Pryor and Chipman are due to be completed by Thanksgiving. The level of the pond will be raised sometime later and is supposed to cover the rocks surrounding the pond. McKeever's Market, First Watch, and the Supplement Superstore have already opened. Firebirds is due to open on November 8th. The building to the left of McKeever's will house a Starbucks and a BIBIBOP Asian Grill. The building behind McKeever's is a 4-story building housing 232 1- and 2-bedroom apartments with underground parking.



Originally the development plan included a 4-story apartment building on Lowenstein across from the park. This has been changed to a 3-story apartment building. There will also be 2-story townhouses going in on the east and north side of the ponds next to Lowenstein. Matt has plans to fill in the mines below the area where the townhouses will be before he begins construction. It is hoped that filling in the mines will decrease the vibrations that we have been feeling from the blasting by Star Excavation northwest of 470 and Pryor. See the map on the next page.



BTB Trail Connecting to Rock Island Trail

There has been much discussion both on the BTB Facebook page and at the HOA meeting regarding creating a trail that will join our subdivision to the Rock Island Trail. Many homeowners were surprised that people could walk in the forested common area behind many of the homes in BTB. There have been two proposed locations for trails. One would start in between 921 and 925 Bent Tree Drive where there is a strip of land belonging to BTB for access to the common area. The other would start on Overbrook across from the pond and follow the creek and eventually arrive at the Rock Island Trail.



Homeowners opposing the trails are concerned about cars parking at the trailheads, strangers entering the neighborhood resulting in increased crime, and losing privacy in their backyards. An additional concern is the cost of establishing and maintaining the trails.

Services Offered by BTB Kids

YARD WORK/MOWING/SNOW REMOVAL:

Jacob & Bradley Poletis 816-564-6453

Max Bilton 913-669-2384

Jose Herrera 816-803-8060

Ty Bleckinger 816-274-1547

BABYSITTING:

Olivia Neidt 554-8340

Delaney Boulden 527-5567

Madison Whitefield 913-710-4263

Morgan Hubert 816-944-7270

PET CARE:

Daniel Worth 816-246-0207

Delaney Boulden 816-527-5567

Max Bilton 913-669-2384

Brooklyn & Madison Whitefield

913-710-4263

Alaina O'Dell 816-317-4335

Morgan Hubert 816-944-7270

PLANT CARE:

Daniel Worth 246-0207

Olivia Neidt 554-8340

Madison Whitefield 913-710-4263

Morgan Hubert 816-944-7270

Complimentary Math Tutoring Services Offered for BTB kids (2nd -10th Grade)

Charles "Chip" Reach, PhD-Engineering
cdreach@gmail.com

BTB Trail Connecting to Rock Island Trail (cont.)

Those approving the trails point to the fact that most desirable new neighborhoods include walking trails in their amenities. These amenities add to the value of their homes. Several BTB homeowners showed great interest in having trails through the woods. Many people from BTB walk the Winterset trails through the woods, and they have never seen cars parked at the trailheads. The Winterset HOA says they have had no problems with crime or traffic from their trail system.

The issue has been tabled until we can do more research.

Pond News

At the Homeowners Meeting, the Pond Committee reported that they have budgeted \$1000 to add fish to the ponds. The fish kill that occurred a few years ago resulted in killing off nearly all the fish in the upper pond and many in the lower two ponds. **A representative from the Missouri Conservation Dept. believes the fish kill occurred because of chemicals entering the ponds probably through our storm drains.** For that reason the committee has decided to purchase minnows, bass, and crappies. They will also add a few grass carp to help control the weeds. Fifty percent of the fish will be added to the upper pond. The remaining fifty percent will be divided into the lower ponds. Adding the fish this fall will allow the fish to grow over the winter so that we can have good fishing next spring. The Pond Committee also feels that they have finally come up with an effective formula for chemical treatment to deal with weeds in the ponds. Thank you to Randy Naylor, Gary Denny and Lynn Canning--our Pond Committee!

Blasting Update

There have been at least three incidents where the blasting from Star Excavation north and west of I-470 and Pryor have exceeded the 133-decibel limit. Linda Marshall has contacted the Department of Fire Safety and spoken with Deputy Chief Grass who apparently didn't understand that his department was in charge of enforcing the limit. She plans to write to the Director of the Department of Fire Safety. She also has a call into the Governor's office. If necessary, she may contact the press to see that this issue is being properly handled.

BTB Enhancements

This summer several enhancements were installed throughout our neighborhood. Part of the thinking was to add some outdoor things to do during the COVID-19 pandemic. New features include 2 picnic tables on the lower pond, 2 tetherball poles (one at the pool and one on Overbrook across from the pond), a basketball goal in the pool parking lot, 2 soccer goals and a volleyball net in the common area in the High Point loop. **Thanks to Randy & Kim Naylor who assembled and installed all the equipment.** Enjoy!

Swimming Pool

Pool number: 816-524-9493

Larry & Barbara Reed 816-679-7655

Angie Leonard 816-877-2564

benttreebluffspool@gmail.com

Neighborhood Social Events Coordinator

Krista Grubb krista.grubb@yahoo.com

Neighborhood Website

Benttreebluffs.com

Ann Yonker 816-525-1938

Also check out our Facebook page!

Newsletter

Ann Yonker 816-665-1600

annmyonker@gmail.com

Helping Hands:

Volunteer opportunities for neighborly help

Tamara Bishop bishop70@msn.com

Kim Naylor 816-524-8671

Ann Yonker 816-525-1938

Neighborhood Watch

*To sign up for updates, alerts, or to report
any activity.*

Email Bill Morrow at
bill.morrow1075@gmail.com

BTB Reminders

- **There have been several sightings of strangers looking into cars parked on driveways. Lock your car doors to prevent possible theft and remove any valuable items!**
- Never leave cars unattended while running, even to warm up.
- Keeping outside lights on at night can help discourage crime.
- Please watch out for children playing, riding bikes, scooters, etc.
- Watch for children at bus stops and make sure you stop your vehicle when the bus is letting off and picking up children!
- **Homeowners are urged to keep yard waste, dog excrement, and all other waste out of the storm sewers. Storm sewers on the upper part of High Point flow into our ponds. Chemical waste will damage the ponds. Also there have been back-ups in BTB storm sewers from excess leaves and grass going down the storm drains over a period of time.**
- Please clean up after pets when walking through the neighborhood.
- No overnight parking on the streets. No long-term storage of boats, RV's, or trailers on driveways, streets, or lots [Article VIII, (d) 4 & 5.]
- Please continue to submit all exterior home improvement projects to the Architectural Committee for approval before you start work. The forms are available on the BTB website at www.benttreebluffs.com and can be submitted to: benttreebluffshoa@gmail.com for review or specific contact information about where to send forms. This may include, but not limited to the following projects: roofs, paint, siding, fence, deck and landscape changes [Article VI.]

Celebrating BTB Volunteers!

Hey neighbors, what have you been doing to stay busy during the pandemic? Working from home? Teaching children and grandchildren? Working in your yard? Extra exercises? Cleaning out those closets? Well, we've been super blessed that some of our fellow neighbors decided to volunteer a little extra time around BTB. We recently had 8 volunteers (Randy & Kim Naylor, Gary & Patty Denny, Mark Bleckinger, Larry Reed, Bill Barnard, and Bill Biggerstaff) plant 14 trees in the common areas along Chipman in anticipation of the removal of more diseased trees. We also had about 14 volunteers replace the pool chair covers (Larry Reed, the Dennys, Kim & Rick Viar, Jim & Barb Lee, Tom & Kim Dean, Jerry McWilliams, Darlene Barnard, Stacey Crossley, and Bob Minor who did electrical work). The entryways look beautiful as always, the ponds are as clear as they've been in recent years, and new amenities such as picnic tables/basketball goal/etc. were installed by Randy & Kim Naylor for all to enjoy. Many thanks also to Barbara Stanley who spent endless hours this spring and summer picking up limbs and yard debris from the entryways and along Chipman Road common areas. We estimate these recent volunteer activities resulted in approximately \$10,000 savings. And, we had many new volunteers step up at our recent homeowners' meeting. What a great neighborhood! Thanks to all!

Challenge! Can you find all these great decorations in our BTB neighborhood??

