



BENT TREE BLUFFS NEWS

Fall 2021

BTB HOA MEETING NEWS

Our Fall HOA meeting was held on Thursday, October 21st. We had a great turnout and were able to vote on several items. If you weren't able to be there, here is some important news:

- Our Treasurer, Angela Johnson, reported that our proposed budget expenses for 2022 will be \$69,650. This will include an increase of \$8200 for landscaping/mowing (we haven't had an increase in at least 10 years, and we all know how much costs are rising) and \$3300 for subdivision enhancements which will keep our property values up. The board plans to investigate cost-cutting measures including lowering our insurance fees. But it will mean that we need to increase our homeowners dues from \$170 to \$210/year. We had a quorum of people at our homeowners meeting, and the dues increase was approved. Our last dues increase was in 2014 from \$150 to \$170.
- We need a new treasurer for the Pool Committee. Angie Leonard is resigning after several years of great service to us. Thank you, Angie! There was a motion to look into the possibility of making all residents of BTB pool members, thus making everyone pay the same dues and only needing one treasurer. Currently only 61 of our 321 lots are not pool members. We would need 75% of BTB residents (1 vote/lot) to approve this measure.
- Other committees that you can serve on are: Architectural Committee, Compliance Committee, Pond/Grounds Committee, Enhancements Committee, Social Committee, Welcome Committee and Garage Sale Committee.
- Fred Canning was voted and approved as the new BTB secretary. Lynn Canning is moving over to help on the Compliance Committee.
- Becky & Michael Davis on Silver Ridge have volunteered to help with the publication of the new BTB directory. They are previous owners of the Jackson County Examiner.

HOA Board

President: Linda Marshall 913-221-5634

Vice President: Bryan Rahn 816-985-2641

Secretary: Fred Canning 816-600-5458

Treasurer: Angela Johnson 913-515-1867

Directors

Kim Naylor 816-524-8671

Joel Grubb 913-710-6132

Julie Sellers 573-746-0148

Architectural Committee

Gary Thurnau 816-524-8099

Darlene Barnard 816-525-1022

Diane Shireman 816-525-2774

Ed Hutson 816-524-7084

Compliance Committee

Larry Laubach 913-963-1132

Lynn Canning 816-600-5458

Pond Committee

Gary Denny 816-524-0982

Brian Hubert 816-918-3993

Lynn Canning 816-600-5458

Jeff Seibel 816-797-0332

Liesl Wilson 816-524-4463

Welcome Committee

Kaye Lynn Rahn 816-985-2641

Suzie Biggerstaff 816-554-8065

Barb Lee 816-719-2444

Swimming Pool

Pool number: 816-524-9493

Larry & Barbara Reed 816-679-7655

Treasurer ????

benttreebluffspool@gmail.com

Social Events Coordinator

Krista Grubb krista.grubb@yahoo.com

Enhancements Committee

Julie Sellers 573-746-0148

Garage Sales

Marilyn Campbell 816-525-3848

Website & Newsletter

Benttreebluffs.com

Ann Yonker 816-665-1600

annmyonker@gmail.com

benttreebluffshoa@gmail.com

benttreebluffstreasurer@gmail.com

benttreebluffspool@gmail.com

Also check out our Facebook page!

ARCHITECTURAL COM. REPORT

The Architectural Committee wants to remind homeowners that they do not need to submit approval forms for window replacements or new driveways that will have the same footprint as the old one.

You do need to submit an approval form for all exterior painting along with paint choices and color samples even if you are not changing colors.

Also submit for large playsets, fences, decks, patios and major landscaping.

Approval forms are on the website.

STREETS OF WEST PRYOR UPDATES

The skyline changes every time we drive over to Lowenstein Road! Plans are to build another section of 1-2 bedroom apartments. There will also be high-end villas along the ponds next to Lowenstein Rd. The original plan was for the villas to be for 55 and older population. This has changed--there will no longer be an age restriction. Additionally a hotel will be built on the northeast corner of the development across from Jack Stack Restaurant.

The two buildings going up by the pond at the corner of Chipman and Pryor are both restaurants. The one to the east will be a Shake Shack, due to open around December 20th. The one to the west will be Red Door Grill expected to be complete in the first quarter of 2022.

BLASTING NEWS

Crews working on the Streets of West Pryor development have been working hard to fill in the underground mines in the area so they can safely build. As they fill in the mines, the surrounding area may be protected from vibrations from the blasting across I-470.

Complaints about shaking foundations from blasting has greatly decreased. This may be due to the mines being filled in the Streets of West Pryor development. Also Star Excavation says that their blasting has moved further north and closer to View High Drive.

INFRASTRUCTURE WORK IN BTB

We have all noticed the city digging holes throughout our subdivision. This has all been part of a project called the Cathodic Protection Program. The city has noticed that water mains installed as recently as 20 years ago are corroding due to the type of materials they used at that time. They are installing 'sacrificial' anodes to decrease the rate of corrosion so that they will have more time to replace these water mains.

Another thing that many of us have noticed is power outages and utility vehicles on Overbrook. These crews are working on the underground electric power system, replacing transformers, and updating the infrastructure.

Services Offered by BTB Kids

YARD WORK/MOWING/SNOW REMOVAL:

Jacob & Bradley Poletis 816-564-6453

Jose Herrera 816-803-8060

Ty Bleckinger 816-274-1547

Brooks Bilton 816-226-3562

BABYSITTING:

Delaney Boulden 527-5567

Morgan Hubert 816-944-7270

Brooklyn Whitefield 913-710-4263

PET CARE:

Delaney Boulden 816-527-5567

Brooklyn Whitefield 913-710-4263

Alaina O'Dell 816-317-4335

Morgan Hubert 816-944-7270

Brooks Bilton 816-226-3562

PLANT CARE:

Morgan Hubert 816-944-7270

Brooklyn Whitefield 913-710-4263

Delaney Boulden 527-5567

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

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

CHIPMAN ROAD IMPROVEMENTS

The widening of Chipman Road from our west entrance to View High Drive is expected to begin sometime in March of 2022. They are currently working on right-of-way and easement acquisition. Major gas line relocation required by Spire could slow down the starting date of the work.

The famous beloved and despised one-lane bridge will be removed and be replaced by a pedestrian bridge. There will be sidewalk access to the Rock Island Trail from this location.

The entire length of Chipman from Pryor to View High will be a 3-lane road including a turn lane.

In order to complete this project, the home that is located directly west of our subdivision (but not in our subdivision) will have its driveway redirected from Chipman onto Bent Tree Drive. This will require some relocation of our storm drains and sprinkler system. The city will reimburse us for this work.

You can visit the city website [here](#) to keep up-to-date on this subject.

REPORTING CONCERNS/IDEAS TO THE CITY

One of our homeowners at the meeting expressed a desire to have sidewalks around Bent Tree Circle for safer walking. This is not something that the BTB HOA can address. Requests for city infrastructure improvements need to go to the Lee's Summit Public Works Department at 816-969-1800 or publicworks@cityofls.net.

Also if you want to report any concerns such as potholes or water main leaks you can go to [LS Connect Online](#). You can also download the LS Connect app onto your mobile device for reporting concerns.

LEASH LAWS

Another homeowner said he had been attacked a couple of times by a dog running loose. According to the city website an animal is considered a public nuisance if it molests any passerby or chases vehicles including bicycles, or if it attacks other animals. All domestic animals must be under restraint, which means they must be in a fully enclosed or fenced area, or under the hand-held leash of the owner/keeper, or a leash attached to a fixed object, or confined to the property by an electronic fence or electronic collar. To report a problem animal call Animal Control at 816-969-1640 (816-969-7390 after hours).

**Thanks BTB
homeowners for
your awesome Fall
decorations!**



