



HOA Board

President: Linda Marshall 913-221-5634

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James Herrera 816-803-8060

Lynn Canning 816-600-5458

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Darlene Barnard 816-525-1022

Diane Shireman 816-560-3222

Gary Thurnau 816-524-8099

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Compliance Committee

Lynn Canning 816-600-5458

Larry Laubach 913-963-1132

Pond Committee

Jerry McWilliams 816-853-7591

Gary Denny 816-699-0643

Lynn Canning 816-600-5458

Phyllis Clark

Welcome Committee

Jack & Delaney Shulz

Ann Yonker 816-665-1600

Kathy Herriott 816-223-2386

BENT TREE BLUFFS NEWSLETTER

Spring 2024

Pondering the Ponds

Our three ponds are a beautiful amenity for Bent Tree Bluffs residents. We can enjoy sunsets reflecting on them, watch ripples dance over them, and go fishing in them. However man-made ponds require a lot of maintenance. Over the last 35-40 years we have re-anchored the rocks around the edges of the ponds, and we have treated them for algae. But now we are facing three serious concerns regarding our ponds.

The first concern is our drainage pipes leading from pond to pond. Each dam has two 30-inch pipes approximately 30 feet in length. The pipes are made of concrete, and they are breaking. Water is leaking around and under the pipes, and if we wait too long to fix them, the dams could be compromised, resulting in a much more expensive repair. We have asked for bids to repair the drainage pipes. Only one company has been willing to tackle the project—The Pond Guy. This company says each drainpipe will cost just over \$19,000 to repair. If we do both dams at the same time, we will save \$1000, so it will cost about \$37,000 to replace the drainage pipes.

The second problem we face is the buildup of silt/sludge in the ponds. This is caused by the breakdown of dead plant leaves in the pond—grass clippings, tree leaves, and water plants. Also, erosion and sediment draining in from the surrounding area contribute to the accumulation of silt/sludge. Too much silt causes reduced oxygen levels and acidic buildup resulting in fish dying. And, of course, the pond will turn into a swamp.

We have received two bids so far for dredging the ponds. One company, Critchfield Crane, will dredge the lower pond (the one most in need of dredging) for \$86,000. The dredged silt would be piled up behind berms built by the company in our common areas along the side of the pond or near the creek on the other side of Overbrook. The dredged silt would sit there for 6-8 weeks. Once dry, the silt would be spread around the common area. If we want the silt to be removed, it will cost an additional \$30,000.

The second bid, from The Pond Guy, proposes a less invasive procedure that would take 8-10 years for all three ponds. A boat would pump the silt into bags. The bags would sit to dry for approximately six weeks before they would be hauled away. Every year the company would remove whatever amount of silt/sludge our budget would allow. As of 2024, removing 256 cubic yards of silt (32 truckloads) costs \$30,000.

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Pondering the Ponds cont.

We plan to get at least one more bid. Meanwhile, we continue to spray and treat the ponds for algae. Algae also causes decreased oxygen levels and increased acid in the ponds. So, bottom line, we are facing some large expenses, and we may need to increase our dues or institute an additional assessment. Because this project is for the maintenance of existing HOA property, there is no requirement for approval by 75% of homeowners.

Pool Restriction Amendment Update

You may recall that we have been working on an amendment that will require all of our BTB homeowners to become members of the pool. Currently, 60 of our 321 lots are not members. To pass this restriction, 75% of the homeowners, or 241 lots must agree to it. Keep in mind, 261 lots are already members of the pool. If just these pool members would sign the restriction, we would be finished with this process.

Advantages to passing this restriction:

- All homeowners share the cost of maintaining the pool, keeping the cost per homeowner lower.
- We no longer need to find two treasurers—one for the HOA and one for the pool.
- Whenever a Lot that does not already belong to the pool sells, the **buyer** must pay the \$1000 pool membership cost and the Lot becomes a pool member.
- Once 50% of the current 60 non-member Lots are sold, or within 5 years of the date this restriction passes (whichever comes first), all Lots will become pool members and will pay the same annual subdivision and pool dues.
- The current non-members will not have to pay the \$1000 membership fee.

Indeed, many homeowners do not use the pool. However, the pool is an HOA amenity that adds to the value of all our homes. And you may find, one day, that your guests or grandchildren love to use our pool.

We only need 22 more signatures! Go to the benttreebluffs.com website, click on the BTB Homeowners tab (password—theoriginal), then click on BTB Pool, then click on the Final Revision of Pool Restriction-no highlights to print out the form. It must be notarized. If there are two names on the deed, both homeowners must sign the Pool re-striction and have it notarized. Our president, Linda Marshall is a notary. You can contact her at hotdomesticgoddess@gmail.com.

Outstanding Neighbor Award!

At our Fall HOA meeting, **Darlene Barnard** was given the very well-deserved Outstanding Neighbor Award. Darlene is on the Architectural Committee—which is a tough job any year, but when 40-50 new roofs need to be approved, it's downright miserable. She also manages the benttreebluffshoa@gmail.com account. This involves responding to many emails per week. She continually updates the email addresses and phone numbers and has been responsible for putting together our BTB Directory. And, if that's not enough, she plants and maintains the gardens at our entryways. Thank you, Darlene, for all you do!

Swimming Pool

Pool number: 816-524-9493

Joseph O'Shea 210-259-9074

Chip Reach 816-665-4415

Amy Goetz 816-878-8530

David Goetz 816-588-0553

benttreebluffspool@gmail.com

Social Events Coordinator

Erin Christensen 573-465-3092

Maggie Reyland 615-977-6585

Improvements Committee

Julie Sellers 573-746-0148

Bryan Rahn 816-985-2641

Dan Johnson 816-515-1059

Jeff Seibel 816-797-0332

Rick Viar 816-213-9505

Garage Sales

Marilyn Campbell 816-525-3848

Website & Newsletter

Benttreebluffs.com

Ann Yonker 816-665-1600

annmyonker@gmail.com

Neighborhood Watch

Bill Morrow-billmorrow1075@gmail.com

benttreebluffshoa@gmail.com

benttreebluffstreasurer@gmail.com

benttreebluffspool@gmail.com

Also check out our Facebook page!

BTB Trash Collection

Imagine if trash trucks came only once a week in our neighborhood. Imagine if there were only one or two trucks passing through the neighborhood (one for regular trash, and one for recycling). Imagine if you were paying 50% less than you are paying now for trash pickup. [You could use the savings to help pay for our pond maintenance.] The service would include trash, recycling, yard waste, and a limited number of bulky item pickups.

What do you think? We may be sending out a Survey Monkey survey to get homeowner's opinions. Winterset and Raintree Lake already include trash pickup in their HOA dues. We will discuss this further at our Fall HOA meeting and possibly start a neighborhood-wide trash pickup in January of 2025.



BTB Stingrays Preparing for 2024 Season

Registration is now open to join the BTB Stingrays Swim Team. If you register by May 19th, you will receive a free t-shirt. Go to BTBStingrays.com to register. The BTB Stingrays is a member, along with 8 other teams of the Suburban Swim League.

Any resident between the age of 5-18 living in the Bent Tree Bluffs neighborhood, grandchildren of Bent Tree Bluffs residents, or any resident between the age of 5-18 that lives within the boundaries of Cedar Creek Elementary and does NOT live within The Five Neighborhoods of Winterset is eligible to join. And, new this season, if you attend Hazelgrove elementary and do not live in Lakewood, you are eligible to join the team.

Practices start on Tuesday, May 28th (pending school extensions and pool opening). Beginner-intermediate skill level swimmers practice from 8:30-9:45. Intermediate to advanced skill level swimmers practice from 9:45-11:00.

Swim meets are every Wednesday, with the first meet on Wednesday, June 5th and our last meet on Wednesday, July 10th. A championship meet will be held on Saturday, July 13th. The meets held at BTB will be on June 12, June 26, and July 10.

Kids don't need to be great swimmers to join. Coaches will teach them all the strokes. They will go from dog paddling to finishing races in 6-8 weeks!

Being on the BTB Stingrays team helps our kids to make friends and stay in shape. Several kids on our BTB Stingrays team have even gone on to compete on high school swim teams and receive scholarships from colleges and universities.

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:

Morgan Hubert 816-944-7270

Brooklyn Whitefield 913-710-4263

PET CARE:

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

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

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

Compliance Committee Reminders!

- Please do not allow your dogs out without a leash. This is especially a problem for neighbors walking by with their dogs. Lee's Summit Code of Ordinances, Chapter 5, section 2 says that animals must be 'under restraint' by a fence (can be electric) or leash, or under supervision.
- Please keep your trash cans out of sight unless it is trash day.
- Please remove debris in your yard in a timely manner.
- If you see debris in a BTB common area, please pick it up and report it to a Board or committee member if necessary.
- Please do not park cars on the street overnight unless you have temporary out-of-town company.

ARCHITECTURAL COMMITTEE 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.

