



A Message from the Board President



The leaves have begun to fall, the Royals season ended with a whimper, the Chiefs have gotten off to a hot start, and the temperatures have finally cooled off. Recently, I was looking at the homes around the neighborhood, and I am still impressed by how much pride so many neighbors take in the appearance of their homes. We moved in in 2013, and one thing that stuck out when purchasing our home was the overall appearance of the homes and yards.

The board rewards "Yard of the Month" winners once each month in the summer. That decision can be tough since so many lawns look great.

Property Change Requests are among the most important duties we provide as a HOA board. If you are considering any changes to the outside appearance of your home (both front yard and back yard), please notify the board about your plans. If you are unsure whether or not you need to submit a Property Change Request, contact us, and we will get back to you ASAP.

The Nottingham Downs Annual Meeting is coming up on Friday, November 3rd, at Deer Creek Golf Club. Whether you regularly attend, it has been a while since you have attended, or the next meeting will be your first, we would like to see you there. Mostly, we socialize, meet neighbors, and fit a little official

business in there. Your annual dues already fund the dinner, so you may as well come out and enjoy the evening. This is the first opportunity to pay your annual dues, which will remain at \$250 again this year. It also avoids late fees, which frankly we don't enjoy having to collect anymore than you enjoy paying. I hope to see all of you there.

In the coming months, we intend to launch a new and improved nottingham-downs.com. Our intention is to provide both a showpiece for prospective buyers, as well as an all encompassing resource for current homeowners. This is no easy task, but we have excellent board members working on it.

On a related note, we encourage all homeowners to participate with our online community on nextdoor.com. We try to keep all of our important information updated there, and encourage interaction among neighbors.

One other reminder I would like to provide is the upcoming Bulky Item Trash Pickup on Saturday, October 28th. We only get this opportunity in odd years, so don't miss this opportunity. If you need any more information about this or other city services, refer to the opkansas.org site.

I hope to see all of you at the Annual Meeting on November 3rd.

Dan

Annual Dues are Due by Jan. 1st

Our Nottingham Downs dues in the amount of \$250 are due on Jan. 1, 2018. A late fee of \$25 will be charged on Jan. 15th and on the first of each month following until the amount is paid in full.

Checks sent prior to Jan. 1st will **not** be deposited until that date.

For your convenience, you may bring your \$250 check to our annual dinner/meeting on Nov. 3rd.

Residents attending the annual dinner/meeting who have paid their 2018 dues will receive five additional tickets for our prize drawings that evening.

Annual Picnic

We had a great turnout for the annual Nottingham Downs picnic on June 3rd. Approximately 70 people attended and enjoyed BBQ and many side dishes provided by those that attended. This is a great time to catch up with neighbors that you know and also meet some new people.



Stream Clean up

On April 1st we participated in the annual Overland Park Stream Clean day. Several neighbors worked all morning to clean the trash from the stream in the Nottingham Downs park area. This is a fun event attended by a wide range of ages. It is always fun to see who can find the most interesting item.

After all the heavy rain we had this summer there is quite a bit that will need to be cleaned up this spring so watch the newsletter and Nextdoor web site for details on the date for the next cleanup.

Black Walnut Trees and Your Landscaping

Our neighborhood is fortunate to have so many lovely and mature trees, and this is just one of the attractions for those looking to purchase in our area. However, many of us have a tree that does not always play well with others. If you are a home owner with a black walnut tree, you may have wondered why your hostas and impatiens flourish, but tomatoes and petunias struggle and wilt. The answer lies in the natural but toxic chemical called juglone that is produced by black walnut trees.

Juglone is how the black walnut reduces the number of trees and other plants who would compete for its resources. This toxin prevents many plants from properly exchanging carbon dioxide for oxygen, which deprives the plants of their energy for metabolic activity. The result is a “walnut wilt” that cannot be reversed, and the juglone may affect areas up to 60 feet from the tree. Some plants will wilt and die almost immediately; others may hang in there a few years before giving up.

Removing the black walnut tree is not a good option. Juglone remains in the affected soil for at least five years after the tree is removed, and it would mean the loss of a stately tree that provides lovely shade for us and food source for wildlife. Granted, even if you have grown accustomed to the non-rhythmic thump-thump-bang of walnuts falling this time of year, you would rather not hit one with your mower.

So we keep the tree, make some planting adjustments, and still have beautiful landscaping. While there are trees, shrubs, vines, plants that cannot survive near the black walnut, there is a long list of those that tolerate our tree friend and many that actually thrive in its presence.

An excellent resource for us is the website at Johnson.k-state.edu. Here you can find lists of juglone-tolerant plants. You can reach the list quickly by searching “juglone”.



Annual Dinner & Meeting Nov. 3

Our annual dinner-meeting will be held at Deer Creek Golf Club on Friday, Nov. 3rd. Reservations are not taken, and our Homes Association dues cover the expense.

Homeowners attending will receive tickets for prize drawings, and those paying their annual dues by that date will receive five additional tickets. Please note that the dues checks will not be deposited until Jan 1st.

This has always been a lovely evening to enjoy with our neighbors. We will share a buffet that is sure to please and then hold our meeting.

Cash bar opens at 6:00

Buffets opens at 7:00

Prizes give-away and meeting follow.

Yard of the month

June

Duc Ho & Vivianne Vu
12308 Riggs Road



July

Ron & Beverly Hendrix
6501 125th Place



August

Fred & Sharon Fulks
12516 Russell Street

Bulky Item Pickup Oct. 28th

Each year, Overland Park provides a bulky item pickup for half of the city. For those of us living east of Antioch, this is our year! On October 28th, the city will collect unwanted large items from homes between 99th and 143rd Streets.

There are some limitations. For example, up to five of the following types of items will be accepted per household.

Furniture

Mattresses

Appliances such as refrigerators, freezers, washing machines and clothes dryers. (only one refrigerator per household)

Push lawnmowers (empty of all oil and fuel)

Carpeting, up to 4 foot rolls that are securely tied and weigh less than 50 pounds. (2 such rolls count as 1 item)

A list of items that will not be accepted can be found on the opkansas.org website.

Items to be picked up must be placed at your curb between 5:00 p.m. Friday, Oct 27th and 7:00 a.m. Saturday, Oct 28th.

If you have items that do not qualify for the Bulky Item Pickup, the OP website can guide you to our hazardous waste facility, public works facility (for construction and demo waste such as fencing, drywall, etc.)

Recycling Extravaganza on Oct. 14th.



**NOTTINGHAM DOWNS HOMES
ASSOCIATION**

Nottingham Downs HOA
PO Box 26043
Overland Park, KS 66225
www.nottinghamdowns.com

Calendar Items/Events

- October 28 Large Item Pick Up (set by the City)
- November 3 Annual Meeting and Dinner
- December 25 Christmas— Trash delayed one day
- January 1 New Year's Day— Trash delayed one day
Annual dues due
- January 15 Martin Luther King Day, Trash delayed one day



Ring.com

First of all, I am a home automation enthusiast. With ring.com I started with a Ring doorbell and was pleased how it worked and allowed me to see via my smartphone who was at the door no matter where I was. What is nice is I can usually be aware someone is there before the door bell is rung via the motion sensor. Each event is recorded in the cloud. Ring then introduced the Stick Up Cam with the optional Solar Power option. Now I have the garage door and driveway covered. Then I put up Floodlight Cams in the back to replace the floods that were there. Now I have the back yard and deck covered. Not only do the ring products recognize motion and record the event, I can also get on demand live views of what is happening. This eliminates surprises, provides historical recordings and the ability to communicate with anyone near any of devices. So far, I have been pleased with the support and responsiveness to any issues or questions. I love the improved security the devices provide. I hope I never have to use the sirens on the Flood Cams.

Contact me if you have any questions at mrklgrdnr@gmail.com. I have a coupon code you can use at ring.com to get \$25 off: RINGFOROPKS

Mark Gardner