



## A Message from the Board President



I hope you are having a great fall. The weather has been nice lately and the trees should be turning their fall colors soon. I hope you will take a few minutes to read through this newsletter because there is a lot of important information included in this edition. The first thing that I want to remind you about is the annual homeowners meeting which will be on November 6<sup>th</sup> at Deer Creek Golf Club. This is a great time to have dinner with your neighbors and meet some new people as well. It is important to attend this meeting to find out what is going on in the neighborhood and to select some new board members for the next year. You can also turn in your dues payment at the meeting and not have to worry about that at the end of the year. Those that turn in their payment early will receive additional tickets for the drawings that we have at the end of the evening. Checks are not cashed until January 1<sup>st</sup>, 2016. There are a few issues that come up occasionally that I want to mention so you can be aware of them. One complaint that we hear occasionally is that our narrow streets make it difficult for large delivery vehicles (especially UPS) and emergency vehicles (like a fire truck or ambulance) to get through if cars and trucks are parked on both sides of the same street. Please be aware of this issue and avoid parking where someone

is already parked on the opposite side. It would be a terrible situation to need an ambulance or fire truck and not have space for them to get to a home.

Property maintenance is another complaint that we get occasionally. In order to help maintain the property value of all our homes it is important to keep up the appearance of our homes and yards. As our homes age there is going to be maintenance needed to maintain the exterior and the landscaping around our homes. Let's all do what we can to keep our neighborhood a very desirable place to live. If a property is in disrepair, or if there are safety concerns you can fill out a complaint on the Overland Park city web site at <https://www.opkansas.org/OPCares/>.

If you are not already a member of the neighborhood networking site Nextdoor.com then I would recommend that you join. We have quite a few Nottingham Downs residents who are members and we are using it to communicate about events and information that pertain to our neighborhood. The police department and city also post important messages from time to time as well. If you have questions about how to join, ask one of the board members or one of your neighbors. I hope to see you at the annual meeting.

Aaron Dirks  
President

## Annual Meeting Reminder

Remember to mark your calendars for Friday, November 6<sup>th</sup>. Deer Creek Golf Club is once again the site for our annual meeting and dinner. Join your neighbors for an evening of fun and make new friends over a good meal and yummy desserts. The cash bar opens at 6:00 p.m. followed by dinner at 7:00 p.m. and our meeting. Bring your checkbook to pay your dues and receive five extra tickets for the door prize drawing! If you bank electronically, that counts too as long as the check is received by the 6<sup>th</sup>. Treasurer Eve Nuti will check the Association mailbox that day to ensure that all early birds get their tickets. You must be present to claim your prize. Remember that dues checks are not cashed until January 1<sup>st</sup> next year.



## Curb Appeal Double Check

Have you gotten those insurance ads about the “discount double check”? Easy insurance against discounts on the value of your home is a check of your home’s curb appeal. Look at your yard through the eyes of a stranger to the neighborhood... is the lawn neatly trimmed and free of weeds? Are planting beds edged and maintained, shrubs trimmed? Living in close proximity to the natural area of the creek and park means that every spring we are pulling out what squirrels have carefully buried for winter... and then forgotten (at my house, that’s mostly black walnut sprouts). Keeping your property well maintained is well worth the effort though, when you consider that great curb appeal in the neighborhood keeps your investment in your home growing safely.

## Marker Upgrade

Have you driven past the neighborhood markers lately? Mulch control was the primary reason for the change at the markers on Lamar at 123<sup>rd</sup> Street and at Walmer. The new stone edging and updated plantings have given us a crisp, fresh look. And they were just in time to keep our mulch from washing into the street again with some of the heavy summer downpours.



## Why it's worth getting to know your neighbors

Some neighborly advice on reaching out and making connections

April 25, 2012 | By Alexia Elejalde-Ruiz, Tribune Newspapers

[http://articles.chicagotribune.com/2012-04-25/features/sc-fam-0424-know-neighbor-20120424\\_1\\_neighbors-social-networking-sites-block-party](http://articles.chicagotribune.com/2012-04-25/features/sc-fam-0424-know-neighbor-20120424_1_neighbors-social-networking-sites-block-party) Retrieved 1-14-2015

In my apartment building, I can tell you what the roommates across the hall fight about and that the guy upstairs has a squeaky mattress. What I cannot tell you is any of their names — and that, experts say, doesn't do anyone any good.

Neighborly relations have declined in the U.S. since the 1950s, for reasons sociologists don't quite know, and lack of local ties is bad for crime and a community's ability to organize for their interests, to say nothing of leaving you stranded when you need one more egg.

Some 28 percent of us know none of our neighbors' names, reports a 2010 Pew survey; it's particularly pervasive among younger and lower-income people.

"The biggest barrier is just a perception that we should not be involved," said Keith Hampton, associate professor of communications at Rutgers University. "We fear having people intrude in our lives, but we also have to recognize ... (the) risk in not knowing the people around you."

Knowing your neighbors can help defuse conflicts before they turn ugly.

"If someone leaves their dog out too late barking, then that's Joe — it's not some random guy you hate," said Bob Borzotta, founder of neighborsfromhell.com, a chat room for people embroiled in neighbor disputes.

Though technology is partly responsible for making neighbors less relevant (it enables people get social support from afar), it also is helping revive neighbor ties. Several social networking sites are dedicated to connecting neighbors; Hampton's research shows that people who use those technologies are more likely to talk to their neighbors in person and on the phone than those who don't.

One such site is Nextdoor.com, which has more than 1,900 neighborhoods, said co-founder Nirav Tolia. Its purpose is not social but to solve practical problems, like finding a lost dog or organizing a block party. The majority of posts are either recommendation requests (someone seeking a good plumber) or classifieds (trying to sell a couch). There's also an "urgent alerts" feature that sends an emergency note via text message; a neighborhood in Texas used it recently to alert people to tornadoes.

Jon Elliott, 28, joined the Nextdoor group for his neighborhood in Lancaster, Pa., in hopes of creating a sense of community because, he said, "it's hard to go up to someone walking their dog and just start a conversation."

The site proved helpful when a posting about a car break-in spurred a slew of neighbors to respond that their cars also had been broken into, Elliott said. But neighbors also now wave to each other in the street and call one another by their names, he added.

That's not to say neighbors should become best friends. It's the weak ties that make a happy neighborhood, Hampton said, so just make it a point to say hello or offer to collect someone's newspapers if they're going out of town.

Respecting boundaries is vital, Borzotta added. Introducing yourself if you're new to the neighborhood, or welcoming a neighbor who has just moved in, is a good way to establish contact, he said. (Cookies? Unnecessary.)

If you've already lived somewhere awhile, consider attending a community event, Borzotta said. And maybe don't mention anything about the squeaky mattress.

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## Yard of the Month

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Congratulations to these yard of the month winners!



June - 12321 Riggs Road - Rick and Sheryl Dyer



July - 12550 Walmer—Greg and Katie Finkle



August - 12443 Lamar—Stan and Mary Frear

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**A beautiful day in the neighborhood...A 2011 survey of 17,000 people, sponsored by State Farm and conducted by Harris Interactive, found:**

- 45 percent would help a neighbor look for a job
- 44 percent would cook meals for a neighbor
- 32 percent would assist in baby-sitting for a neighbor
- 15 percent would lend a neighbor money
- 10 percent would let a neighbor live with them for a short while. — A.E.R.

## Remember, Overland Park Cares...

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The City of Overland Park has an efficient, effective way to make city officials aware of pothole problems, code violations and citizen concerns. It is called OP Cares and can be found on the City website at

<http://www.opkansas.org/OPCares/>  
This tool allows you to submit your concern to the appropriate City offices and then track how it is handled. Give it a try!

## Another Successful Picnic

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This year's picnic was deemed a success by those who attended. The weather was perfect and the food and company was even better. Roughly seventy neighbors made short work of the wonderful barbeque from Crazy Good Eats and the various potluck dishes. The addition of grilled hot dogs was a hit with the kids. If you missed it this year, plan to join us next year.

## Large Vehicle Parking

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If the huge "chip seal" project this summer proved one thing to all of us in Nottingham Downs, it is that we must be observant about vehicle parking on our narrow streets. Please try to avoid parallel parking on both sides of the street, especially if one of the vehicles is a truck/trailer combo. The resulting center lane is often too narrow to allow emergency vehicle access in the event of a fire or medical crisis. The life or home you save may be your own, or your neighbor's.



# Calendar Items/Events

Annual Meeting and Dinner – Friday, November 6

Thanksgiving Day, November 26th

Christmas Day, December 25th

New Year's Day January 1 – Dues payment due

January 15<sup>th</sup> – \$25.00 late fee for unpaid dues

Martin Luther King, Jr. Day , January 18

Remember: If any holidays fall on Monday, Tuesday or Wednesday of a given week, Deffenbaugh Disposal will pick up one day later than usual:



**NOTTINGHAM DOWNS HOMES  
ASSOCIATION**

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