



A Message from the Board President

I hope you are enjoying this fall season. It is a good time to enjoy some cooler weather and some great outdoor activities before winter comes. One of the activities to put on your calendar for this fall is the Nottingham Downs Homes Association annual homeowners meeting. The meeting is on November 4th at the Deer Creek Golf Club. This is always a nice dinner and a good opportunity to catch up with your neighbors and meet some new people as well. You will receive in the mail an official invitation as well as the dues statement for the next year. Remember if you pay your dues at or before the annual meeting you will get extra tickets for the door prize drawing.

I would like to remind everyone that many of our streets are narrow enough that if there are cars parked on both sides of the street or if there are larger vehicles even on one side it can be very difficult if not impossible for delivery trucks and emergency vehicles to get through. This is a serious safety concern for some streets so please consider this when you park on the street.

When you are planning to do any remodeling or changes to the exterior of your home including changing paint colors you are required to fill out a change request form and turn it into the homes association board for approval. We do our best to review any requests and get you a response in a few days. It is much better to ask first than to start a project and later find out that there is a problem and then have to make further changes or remove the change.

If you have questions or problems the board is here to help answer questions and to try to resolve issues however we are not the police and have limited authority in some situations. The city has a web site that is an effective way to report code violations. The web site is <https://www.opkansas.org/OPCares/>. This web site lets you submit a request and you will be notified about the status of your request.

Have a great fall and I hope to see you at the annual meeting.

Aaron Dirks

Annual Meeting on November 4th

Our annual meeting will be held on Friday, November, 4th at Deer Creek Golf Club. This is always a great time to connect with neighbors, hear about what's going on in Nottingham Downs and enjoy a nice meal. The best news is that it's all covered by the Homes Association dues.

Officer Patricia Cleary, the Community Policing Officer with Overland Park will attend to answer questions and address concerns.

We will also discuss the new trash service, Republic Services, Inc. They will be replacing Waste Management (formerly known as Deffenbaugh Industries) on February, 1 2017.

Don't miss out on the prizes and gifts to be raffled off. If you wish to bring a check for your 2017 dues, you'll receive five extra raffle tickets. We don't deposit these checks until January 1, 2017.

A cash bar will open at 6:00 p.m.
Dinner will be served at 7:00 p.m.



Internet Resources for Our Residents

OPKansas.org

The Overland Park website provides a wealth of information ranging from “things to see and do” to “resident resources”. Looking for biking trails in the area, city codes on resident maintenance, or just wanting to know where the snow plows are working? This is the website to visit.

OPKansas.org/OPCares

This is our resource for reaching the appropriate department to report concerns ranging from a pothole that needs repair to city code violations. A quick email response is returned to you, and you are able to track the results as the city addresses your concern.

NottinghamDowns.com

At our neighborhood site, you can find our by-laws and restrictions, retrieve current or archived newsletters, learn of upcoming ND events, and identify our board members.

Nextdoor.com

This social network for our neighborhood enables us to communicate with our ND residents and also those in near-by housing areas. It is a good place to learn of a contractor that a neighbor recommends, to learn who is having a garage sale, or to reconnect a lost puppy to its owner.



General Election November 8

Presumably due to a high level of interest in the 2016 election, Johnson County added approximately 16,000 new voter registrants since the first of this year. We are approaching 400,000 registered voters in our county, so voting early in person or by mail is highly recommended.

While the presidential election is certainly the most publicized, there will be other positions on the ballot as well. Please note that you may view a sample of the voting ballot 20 days prior to the election, and you may take that sample or other notes into the voting booth with you.

Are you registered to vote?

You can learn if you are registered in Kansas by visiting the JoCoElection.org website. If you need to register, you can do this online at JoCoElection.org.

If you prefer to register in person, the most convenient registration location for our ND residents is probably Leawood City Hall at 4800 Town Center Dr. It is open Mon – Fri from 8:00 to 5:00. Additional locations can be found at JoCoElection.org.

The last day to register is Tuesday, Oct. 18, 2016.

Where do I vote?

For Nottingham Downs residents, the voting location on Election Day is likely OP Convention Center at 6000 College Blvd. You may confirm your specific location at JoCoElection.org under the “For Voters” tab.

Early voting

You may vote early **in person** at the Hilltop Campus at 7700 W. 143rd from Monday, Oct. 24 to noon on Monday, Nov. 7. Hours are 10:00 to 7:00 Monday thru Friday. On Saturdays, it is open 9:00 to 3:00.

Advance voting **by mail** will commence on Wednesday, Oct 19, and ballots must be received in the election office by 7:00 p.m. on Election Day. If you receive a mail ballot but do not believe you will meet the deadline, you may still vote provisionally at your voting location on Election Day.

Voting on Election Day

Since this is a presidential election, polls will open at 6:00 a.m. and close at 7:00 p.m. on Tuesday, Nov. 8, 2016. For non-presidential elections, the start time is 7:00 a.m.

Let us not forget that voting is one of the rights and privileges for which many Americans made great sacrifices.

Here are some quotes you might enjoy.

John Quincy Adams “Always vote for principle, though you may vote alone, and you may cherish the sweetest reflection that your vote is never lost.”

Joseph Kennedy in a 1958 telegram to his son then Sen. John F. Kennedy “Dear Jack: Don’t buy a single vote more than necessary. I’ll be ded if I’m going to pay for a landslide.”

Abraham Lincoln “Elections belong to the people. It’s their decision. If they decide to turn their back on the fire and burn their behinds, then they will just have to sit on their blisters.”

W.C. Fields “I never voted for anybody. I always voted against.”

Yard of the Month



Whit and Janet Ruby—6617 West 123rd Street



John & Sandy Krueger - 12512 Russell



Tom & Nancy Johnson—12612 Walmer



New Trash Service

Our current contract with Waste Management, the company that purchased Deffenbaugh Industries, expires on January 31st, 2017. Over the past two months, the board has explored three companies to take care of our disposal needs. Waste Management, Republic Services, Inc. and WCA Waste Corporation (formerly Town & Country) Our goal was to find a reliable company and keep our dues as close to the same as possible.

The contract that we had with Waste Management is nearly \$4 less per household per month than the bid they recently gave us for a new contract.

After some negotiations we talked them down \$1 per household. This increase in service would require our homeowners association dues to increase from \$235 per year to \$280 to cover the cost. The increased rates combined with the somewhat spotty service over the past year prompted us to explore a new company.

We have landed on Republic Services to handle our trash effective February, 1st 2017. They are the second largest provider of domestic waste management in the nation. The local representative has been very responsive and they seem eager to earn our business. HOA dues will need to increase slightly to \$250 per year for 2017 to cover the cost. The dues may increase a small amount next year.



Calendar of Events

- November 4 Annual Meeting and Dinner
December 25 Christmas— NO trash delay
January 1 New Year's Day— NO trash delay
 Annual dues due
January 16 Martin Luther King Day, Trash delayed one day



**NOTTINGHAM DOWNS HOMES
ASSOCIATION**

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