



TALLGRASS EAST

Home Owner's Association (HOA) Newsletter

SPRING 2007

www.tallgrasseast.com

Keep your EYE out for Vandalism in TGE

Our neighborhood has been victimized by many acts of vandalism in the last year. Car windows knocked out while in their driveways & street, cars and houses "egged" & shot with paintballs, street signs torn down, drain hole covers removed, & soap in the waterfall entrance to name a few. We also had four clubhouse windows broken, picnic tables vandalized and commons area signs kicked out.

In an effort to better secure the clubhouse area and curb the vandalism, the Board installed security cameras and additional lighting around the clubhouse area last spring. This has helped decrease the activity around the clubhouse.

As Homeowners, we must partner to keep crime out of our neighborhood. If you witness any suspicious or criminal activity, **call 911** and report it immediately. If you see anyone in the commons areas, clubhouse parking lot or playground after curfew*, please **call the police**. Then, contact the board through the website ("contact us" link) to inform them.

Parents, talk with your teens about NOT "hanging out" at the clubhouse or park after curfew*. If you are interested in spearheading a neighborhood watch, please contact the Board.

*City Code, Title 5, Ch. 5.52 defines a minor's curfew (11 pm for age 15 and under; 12 am for ages 16-17)



Board of Directors: Congrats to the new and returning board members elected at the Annual HOA board meeting in November 2006. Please direct inquiries to the HOA Board by using the website "contact us" link. It sends a message to all board members, but please remember to leave an email address and contact information so the board can contact you back. HOA Board meetings are normally the 2nd Tuesday each month @ 7pm in the Clubhouse. Check the website for changes in dates or call a board member. Resident input is always welcome so please contact the board to add an agenda item.

President: Trent Hungate
636-5075

Vice President: Calvin Rider
634-1311

Treasurer: Todd Wenberg

Commons: Brett Gaffney
636-9366

Architectural Committee

Chair: Alan Deiter
634-1608

Board Members: Rick Beckler
and Don Olson

Clubhouse/Athletic

Field/Tennis Court:

Bill & Diann Faflick 636-5563

Pool Contact:

Rhonda Rickert 260-4356

Communications:

Tiffany Goodvin 634-6130

Want to save money on your lawn care?

Suburban Landscape Management maintains our beautiful commons areas in TGE. Because of this association contract, Suburban offers TGE residents a discount on their Lawn Care Programs (fertilization, weed control, crabgrass management, etc.). Sign up for any of their Lawn Care Programs **before April 1** and receive a savings of 5% over your current lawn care provider. They will beat whatever you are paying now! If you do not currently use a lawn care company, Suburban will give you a no obligation evaluation, an estimate and a 5% discount. Call **Suburban** at **529-0002** for a brochure or for more information. Plus, if you sign up for any Lawn Care Program, TGE will earn "bonus dollars" from 5% - 12% of all your annual purchases. These dollars are used to make further improvements and enhancements to our common areas. Everyone comes out a winner with this deal!

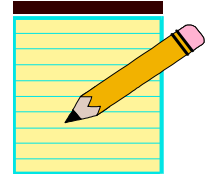


Welcome New Residents

Welcome to all new residents and families to our community. We hope you all enjoy living in the TGE community, one of the best in Wichita! Visit us online at www.tallgrasseast.com and submit your e-mail address to receive information about our neighborhood.

Calendar of Upcoming Events:

Mark your calendars! Come out with your neighbors!



Annual Easter Egg Hunt	April 7 at 1:00 pm	Don't be late – the hunt starts promptly at 1:00! We need volunteers for this event! Please contact Trent Hungate ASAP
Pool Opening	Sat May 26	If you don't have a pool key, please contact Rhonda Rickert at 260-4356.
TGE Garage Sale Weekend	June 7, 8, 9 - 7 am-4:30 pm	One Man's Trash is another Man's Treasure...This is your chance to sell, sell, sell! The HOA pays for the Newspaper Ad. Buy the permit at any Dillons stores or the Wichita Eagle.
Adult Social Night at the Pool	Sat June 23 at 7:00	Swimming not required! Come enjoy food and drinks and meet your neighbors.
Annual 4th of July Bike Parade and Watermelon Feed	July 4 at 10 am	Kids! Decorate your bikes & come to the Clubhouse at 10 am for the annual bike parade! Afterward, enjoy some ice cold watermelon and lemonade. Historically, this event draws more than 100 patriotic bikes!
Fall Festival	September 15	Our biggest neighborhood blast! Fireworks, blow-up and carnival games, carriage rides, athletic events, food, drinks & more! This party has something for everyone!!!
Pool Closing	September 24	Please do not swim in the pool after this date.
Annual HOA Meeting	Nov TBD	This is an annual review and forecast for our neighborhood. Vote for 4 new Board members at this meeting.

Pool Opens May 26!

The TGE neighborhood pool opens Memorial weekend, **Saturday, May 26!** Please do NOT swim in the pool before that date – chemicals are being added prior to the opening and cleaning is in progress.

Pool hours are from 7:00 a.m. to 9:30 p.m. Please read the pool rules with your children to ensure everyone in your family is familiar with and abides by the pool rules. **Pool rules** are located on page 5 and

also online under the covenants section at www.tallgrasseast.com.

IMPORTANT: In accordance with the City of Wichita Ordinance for any city pool operating without a lifeguard on duty, **children less than 16 yrs old shall NOT use the pool without an adult in attendance.**

In the event of lightening, vacate the pool for your safety.

Please be courteous of your neighbors and respect and observe the guest rules of the pool.

Let's all work to keep our neighborhood amenities nice, as the pool belongs to all of us. If you see someone misusing the pool or mistreating the furniture, please ask him/her to stop and notify a board member immediately. Thanks for your assistance! See you at the pool!



HOA Dues

Our HOA dues go to capital improvements and maintenance of our beautiful common areas, pool, clubhouse, and park area (tennis, volleyball, soccer, and softball), insurance, and social events such as our annual Fall Fest and adult swim night. As a friendly reminder, dues are \$420 per year, payable at once or in two payments of \$210

each due in January and July. Please keep your dues current. Contact TGE accountant, Bob Mullen @ 634-0314 for payment of your dues. At the Jan 2006 meeting, the HOA Board voted unanimously to keep whatever portion of the clubhouse usage security deposit is required to bring a homeowner's dues current if their dues are more than 90 days old.

Newsletter Technology:

The newsletter is always posted on the website (www.tallgrasseast.com) and we also send it out through our mass e-mail distribution list. If you are not on that list, please visit the website and click on the "contact us" link. Give us your email address and we will add you to the list! We utilize the webpage to also notify you of various events and happenings significant to our neighborhood.

Covenant Reminders



Please keep our neighborhood desirable and our property values up. This is a "covenant community"...review the covenants if you have any questions or need clarification. We do not want to look like a "worn down" neighborhood.

We have been receiving many appearance complaints from neighbors. Please evaluate your property so you do not receive notice from the Board on violations not in accordance with the covenants. Some common issues include:

Fencing – Keep in good repair. Repair or replace missing fence as needed.

Parking – Please remember cars parked in the street on culdesac areas or near the entrance to an area can block vision for drivers and can be a safety hazard. Please ask your guests children to try and be courteous and aware of the hazards. Try to first park in your driveway.

Speeding – Often drivers speed thru the neighborhood causing a potential hazard for children playing.

Boats & Trailers, & RV's should only be parked in the street for loading/unloading.

The Clubhouse parking lot is not for RV's & trailers. The clubhouse parking lot is not for loitering. Many evenings this is a teenage hangout; please advise your teens NOT to loiter here after curfew. City code, Title 5, Chapter 5.52 defines a minor's curfew, (essentially, 11pm for age 15 & under; 12am for ages 16-17), chapter 5.48 defines loitering. **Trash Carts** – Should **NOT** be visible. **They should be stored in the garage or covered if outside.** If you need to build a storage area for your trash cart, please contact the Board and we can help with the requirements.

Garage Doors – should be closed unless you are loading/unloading/using your garage.

Roofing – You **MUST** notify the Board before replacing your roof. The roofing options available to you are listed in the Covenants on the Website.

Pets – Keep barking dogs inside & pick up animal feces after your pet.

As a reminder, prior to making any changes to your home, you must receive approval from the HOA Board. This includes, but is not limited to: paint color of house exterior, new windows, siding, fences, etc. Storage sheds are authorized with board approval if they are identical to your home (siding, shingles, etc.) You can send your request via the webpage.



Need Swim Lessons?

For the third summer, this neighborhood service will be offered on a private fee basis for residents at the TGE pool. Tiffany Goodvin, a TGE resident, is a prior Water Safety Instructor and

is CPR/First Aid certified with 12 yrs experience teaching swim lessons. Lessons will be available on Monday, Tuesday, & Thursday mornings starting in June for **adults and children**. To teach the necessary skills and to see improvements in swimming confidence, Tiffany recommends 5-7 lessons or

more (1/2 hour each) for your child.

RATES: Age 5 & under - \$12 pr 1/2 hr lesson; Age 6 & up - \$10 pr 1/2 hr lesson

Call Tiffany at 634-6130 for more information and to reserve your lesson time.

2007 Resident Directory in the works . . .

By now, you should have received a letter from Sunflower Directories asking for updated information for the new Tallgrass East Directory. The directory will be published this summer. Please make sure you complete the form and mail it back to Sunflower Directories so that your information will be current.

Moving? We are sorry to lose you. Be sure your realtor knows about the TGE website! Please leave your pool key and resident directory for the new homeowner and contact the HOA board to remove you from the e-mail list. Good luck!

Wichita Police Department 39 Beat Homepage:

<http://www.wichita.gov/CityOffices/Police/FieldServices/East/39beat.htm>

Helpful Phone Numbers:
SCAT: 267-SCAT

Crime Stoppers: 267-2111
Animal Control: 268-8378

Community Policing Beat Coordinator: John Ryan - 688-9545

Going on Vacation???

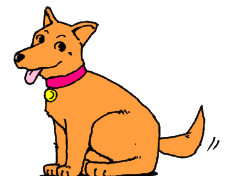


Be sure to deter thieves by taking some simple steps:

- 1) One of the most effective crime deterrents is lighting. Adequate lighting not only provides safety for your family, but also for your neighbors. Invest in "dusk to dawn" light sensors or install an automatic timer on your exterior lights. Set timers for indoor lights.
 - 2) Stop your paper delivery or ask neighbors to pick up for you.
 - 3) Stop your mail delivery or have neighbors pick up for you.
 - 4) Set up a Vacation Check from the Wichita PD.
 - 5) Make sure you've locked your doors!
- These are some very simple steps you can take to lower your chances of being victimized.

PROPER PET ETIQUETTE REMINDER!

For the dog walkers in our lovely neighborhood, a friendly reminder to take a baggie with you and clean up after your pet. Also, please don't let your pooch run loose – please keep pets contained and secured for the safety of your pet and the safety of others.



TALLGRASS EAST POOL RULES

(From the TGE HOA covenants)

The rules and regulations which apply to the use of the swimming pool are as follows:

1. Pool hours are, at minimum, from 7:00 AM to 9:30 PM, seven days a week or as may be revised by the Board of Directors (BOD). The pool may be opened earlier or may close later at the discretion of the person in charge of opening/closing. The pool will be open from Memorial Day to Labor Day. The pool may be opened past Labor Day depending on the weather. Such decision will be at the discretion of the BOD without formal notice to members. When any pool maintenance personnel are present, the pool is to be yielded to them as necessary.
2. The pool's use is restricted to Tallgrass East (TGE) residents and their guests, with a limit of two guests per resident homeowner. The TGE resident is expected to accompany their guests. The TGE resident is responsible for any and all repairs of damages caused by their guest including legal fees including reasonable legal attorney fees required to enforce this issue.
3. There will be no lifeguard on duty; therefore, persons using the pool and pool area do so at their own risk, children under the age posted at the pool must be accompanied by an adult, (per city ordinance) and neither management nor the homeowner's association will be responsible for accidents, injury, or loss of personal items.
4. The following will not be permitted: disorderly conduct, including running and roughhousing; glass items or alcoholic beverages; Jeans or cut-offs; and abusive or profane language.
5. Use of the swimming pool and its surrounding area will not afford you access to the clubhouse except for its restrooms. You will be given a key which will enable you to unlock the entrance door of the iron fence which surrounds the pool, as well as the outside door to the restrooms. By accepting this key, you are signifying that you and your family members are familiar with, and will follow, the rules outlined above applying to the pool's use. Only one key will be issued per household and a \$50.00 charge will be made for lost key replacements. You should leave your key with the new owners if you sell your home.

If you observe anyone not complying with the rules for the use and/or behavior of your swimming pool, please notify anyone present or the BOD or the police. Your pool is a great asset to your neighborhood; please treat it and care for it as if it were your own.

HAVE A SAFE SUMMER AT THE POOL!

