



TALLGRASS EAST

Home Owner's Association (HOA) Newsletter

SPRING 2009

www.tallgrasseast.com

IMPROVEMENTS AT CLUBHOUSE IN PROGRESS!

The Clubhouse is getting some much needed improvements! The Clubhouse is 20 years old so as you can imagine, windows were rotting, outside doors have deteriorated and need to be replaced and the bathrooms are in need of some minor renovations.

During the fall and winter, wood rot was replaced around ten windows and clad with maintenance free PVC coated steel. This spring, 3 new outside doors and 1 new interior door will hopefully be replaced. New wooden blinds were also installed this winter after the windows were fixed. The wooden blinds really make the clubhouse room look nice!

The Board is also looking at installing new hand dryers and new bathroom stalls in the bathrooms. As you probably remember, the swimming pool was renovated last spring and necessary repairs were completed. Keeping our assets in good condition is a priority for the Board so they continually look for areas that require repair or updating. The money being used for the clubhouse improvements was budgeted in the 2008 fiscal year.

You might have also noticed that the white brick wall along Webb Road and the wall along Clubhouse (near the Webb entrance) were repainted recently. This repair alleviates future damage to our wall. A 20-year paint was applied to ensure that the wall looks good for many years to come. The Board is now looking at the budget and considering new paint for the brick wall along 21st street.



Board of Directors: Congrats to the new and returning Board members elected at the Annual HOA Board meeting in November 2008. 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. HOA Board meetings are normally the 2nd Tuesday of each month at 7:00 pm 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: Todd Wenberg
Vice President: Calvin Rider
Treasurer: Don Olson
Commons: Brett Gaffney and Alan Deiter
Architectural Committee
Chair: Don Olson

Other Board Members:
Debi Strange and
Tiffany Goodvin
Clubhouse/Athletic
Field/Tennis Court:
Bill & Diann Faflick 636-5563

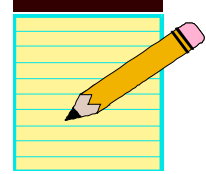
Pool Contact:
Rhonda Rickert 260-4356
Communications:
Tiffany Goodvin 634-6130

Fundraising Opportunity!

The HOA Board is hoping to utilize the concession stand area at the pool this summer by selling pop, candy and other snack items. This room was built with the clubhouse but hasn't been used in years. It is equipped with lots of cabinet and shelf space and a split door/order window. A few young people have expressed interest in this as a summer job, so the Board also wanted to see if there is any other interest from possibly a church group, athletic group, dance team, etc. who would want to sell their own concession items (at various times through the summer) as a fundraiser for their group. Please contact the Board via the [website](#) "contact us" link if you have a group interested in this endeavor and want more information!



Calendar of Upcoming Events:



Mark your calendars! Come out with your neighbors!

Easter Egg Hunt	Sat April 11 – 1:00 pm sharp	Meet at the Clubhouse promptly at 1:00 pm for a candy hunt!
Pool Opening	Sat May 23	If you don't have a pool card, please contact Rhonda Rickert at 260-4356.
TGE Garage Sale Weekend	June 4, 5, 6 - 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 20 at 6:30	Swimming not required! Come enjoy food and drinks provided by the Board 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!
Adult Social Night at the Pool	Sat July 25 at 6:30	Swimming not required! BYOB – Bring your own beverages
Fall Festival	September 12 Rain date: 9/19	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 21	
Annual HOA Meeting	TBD	This is an annual review and forecast for our neighborhood.

Pool Opens May 23!

The TGE neighborhood pool opens Memorial weekend, **Saturday, May 23!** 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 7:30 a.m. to 10 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 7 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!



KEEP A LOOK OUT FOR CRIME!

Car break-ins and house theft continues to be a problem in Wichita, especially in nice neighborhoods like TGE where the residents aren't as suspecting. TGE has a security company (Smart Security Investigations – SSI) which patrols the neighborhood every night to help deter theft. The security patrol will also check garage doors and if yours is open during the night, expect a knock at your door from the patrol officer. The clubhouse is equipped with numerous security cameras so please inform the Board of any suspicious activity you notice around the clubhouse. The camera tape can be turned over to the police for investigation. Other reminders to help keep your home safe include leaving your outside lights on at night, locking all cars parked in your driveway or the street, keeping your garage door closed when not in use and not leaving valuables in your car (purse, laptop, camera, cell phone, etc.). If you see any suspicious activity in the neighborhood, please don't hesitate to **call 911** immediately. Try to get a license tag number on any suspicious vehicle you might see driving in the neighborhood.

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 Police Dept.
- 5) Make sure you've locked your doors!

These are some very simple steps you can take to lower your chances of being victimized.

Wichita Police Department 39 Beat homepage:

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

Other helpful numbers: Crime Stoppers: 267-2111; Animal Control: 268-8378

Need Swim Lessons?

For the fifth 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 13 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 - **\$14 per 1/2 hr lesson;**
Age 6 & up - **\$12 per 1/2 hr lesson**

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



Welcome New Residents!

Welcome to all new residents and families to our community. We hope you 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.

COVENANT REMINDERS:



Please keep our neighborhood desirable and our property values up. This is a “covenant community”. Please review the covenants and abide by them. We do not want Tallgrass East 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 of violations not in accordance with the covenants. You can download a copy of the covenants on the TGE webpage at www.tallgrasseast.com.

Some common issues include:

Maintenance – Homeowners are to keep their lot in good order and repair, including: seeding, watering, mowing, pruning/cutting of trees and shrubs, painting of exterior surfaces, and maintaining good property management (Section 4.03, pg 13 of TGE covenants).

Fencing – Keep in good repair. Repair or replace missing fence as needed. Only wrought iron or American style wood stockade fencing is allowed (Section 6.05, pg 17).

Parking – 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 and children to try and be courteous and aware of the hazards. Park in your driveway first and the street as a last resort (Section 6.04, pg 16).

Speeding – Slow down on Clubhouse! 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. It is a covenant violation to store a boat, trailer or RV in your driveway or the street on a continual basis (Section 6.04, pg 16).

Home Profession and Industries – No profession or home industry may be conducted on any lot without the specific written approval of the Board (Section 6.19, pg 20).

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 (Section 6.13, pg 19). 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 (Section 6.16, pg 19).

Roofing – You **MUST** notify the Board before replacing your roof. The Board has approved certain composition roofing products which meet certain specifications. See roofing policy on page 45-46 of the TGE Covenants.

Pets – Dogs and other animals should not be permitted to become a nuisance to others. Please keep barking dogs inside. Please keep dogs on a leash when walking & pick up after your pet (Section 6.10, pg 18).

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.

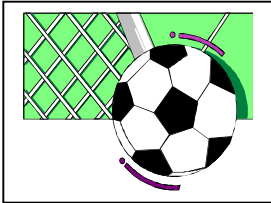


Newsletter Technology:

The newsletter is always posted on the website (www.tallgrasseast.com) and we also send out an email as soon as it is posted to the website. 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.

2009 Resident Directory is in the works!

The new resident directory is currently being worked on by Sunflower Directory (315-0218) and should be distributed to all homeowners this spring or early summer! If you are a new homeowner and you do not have a 2007 directory, some are still available by calling Tiffany Goodvin (634-6130).



SOCCER AND BASEBALL FIELD GUIDELINES:

(from the TGE HOA Covenants)

The fields use is restricted to TGE residents and their guests. An organized team may use the fields for practice if one-fourth (1/4) of the team is made up of TGE residents (includes coaches). Please call Diann and Bill Faflick at 636-5563 to reserve your field time. Hours are not restricted except that persons using the fields should be considerate of the home-owners around the fields and keep the noise to a reasonable level in the early morning or late evening. Disorderly conduct, alcoholic beverages, profane language and abuse of TGE property will not be permitted.

TENNIS COURT GUIDELINES:

The tennis courts are restricted to TGE residents and their guests with a limit of 3 guests per resident. Bikes, scooters, skateboards, and other toys are not permitted on the tennis courts at any time. Please do not use the tennis courts for any other purpose besides playing tennis.

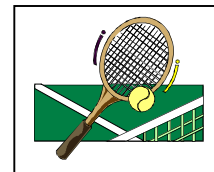
The fields and tennis courts are a great asset to this neighborhood, please treat them and care for them as if they were your own. Notify a Board member if you witness anyone not complying with these guidelines.

THANK YOU FOR YOUR COOPERATION!

Back by Popular Demand!

TENNIS LESSONS for TGE residents:

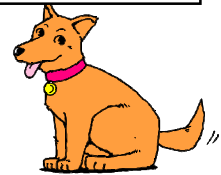
Tennis lessons were well-received last summer by TGE resident, Wendy Evans, so beginning in June, Wendy will once again offer group or individual lessons. For more information about lessons, please contact Wendy Evans at 650-5702 or email mikeandwendyakz@cox.net



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 ball field), insurance, and social events such as our annual Fall Festival 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.

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.



SUMMER CLEANUP & CLEANOUT FOR RESIDENTS:

The board is looking into the possibility of renting a **large trash dumpster** and placing it in the Clubhouse parking lot for several days right after the garage sale weekend. The dates would probably be June 7-9 (Sunday – Tuesday). This would give residents an opportunity to clean out their garages, houses and backyards and dispose of large unwanted items. Paint, household chemicals and pesticides would be prohibited in the trash dumpster. This type of hazardous waste has to be disposed of at the Household Hazardous Waste Collection site at 801 Stillwell (660-7464). More information will be emailed out to residents as the board organizes this first-time event. If it proves to be helpful and popular to residents, then it might become a yearly event!

LANDSCAPING COMPANY FOR COMMONS AREA:

Green Thumb Lawn and Landscaping: 260-6813

Please call them to report any sprinkler repairs or other issues that need attention in the Tallgrass East commons areas.



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

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 from 7:30 AM to 10:00 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 cause 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 pool card which will enable you to unlock the magnetic card reader at the entrance door of the iron fence which surrounds the pool. By accepting this pool card, 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 pool card will be issued per household and a \$50.00 charge will be assessed to you for a pool card replacement. You should leave your pool card 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!

