



TALLGRASS EAST

Home Owner's Association (HOA) Newsletter

SPRING 2008

www.tallgrasseast.com

MAJOR IMPROVEMENTS AT THE SWIMMING POOL!

As you might have noticed, construction began (and is almost complete) on the much-needed swimming pool renovation!

At the December 13, 2007 Annual Meeting, a special meeting was held for the purpose of voting on a Special Assessment for Capital Improvements, per the requirements held in Covenant 3.09 of the Tallgrass East Covenants. The voting members in attendance at the meeting passed the motion of a one-time Special Assessment of **\$50.00 per home** to pay for new pool fencing, new decking and coping stone around the pool, and some interior repairs to the Clubhouse. The assessment took place on your January 2008 billing.

Keeping our assets in good condition is a priority for the Board as well as for the homeowners who attended the annual meeting. They wanted to ensure that everyone continues to enjoy our neighborhood lifestyle while enhancing property values. The swimming pool repairs will be done in time for the pool opening and the Board guarantees that the renovations will make the pool a safer and better facility for all to enjoy!



Board of Directors: Congrats to the new and returning board members elected at the Annual HOA board meeting on December 13, 2007. 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: Todd Wenberg

Vice President: Calvin Rider

Treasurer: Todd Wenberg

Commons: Brett Gaffney

Architectural Committee

Chair: Don Olson

Board Members: Rick Beckler
and Alan Deiter

Clubhouse/Athletic

Field/Tennis Court:

Bill & Diann Faflick 636-5563

Pool Contact:

Rhonda Rickert 260-4356

Communications:

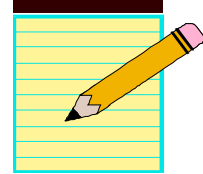
Tiffany Goodvin 634-6130

New lawn care company for our commons areas!

The HOA Board entered into a new 10 year agreement with Green Thumb to be the Tallgrass East landscaping contractor. Some of the highlights of the new contract include: same prices as we were paying with Suburban Landscape for first 5 years, addition of snow removal (at both entrances) at no charge, addition of soccer field/commons area over-seeding at no charge and better terms for high fuel costs. Green Thumb will also maintain the sprinkler systems in the commons areas. If you see a landscaping item that needs attention (i.e. broken sprinkler head) please call Green Thumb directly to report the problem – **260-6813**. Thank you!



Calendar of Upcoming Events:



Mark your calendars! Come out with your neighbors!

Pool Opening	Sat May 24	If you don't have a pool key, please contact Rhonda Rickert at 260-4356.
TGE Garage Sale Weekend	June 5, 6, 7 - 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 21 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 26 and Sat Aug 23	Swimming not required! BYOB – Bring your own beverages
Fall Festival	September 13	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 22	Please do not swim in the pool after this date.
Annual HOA Meeting	TBD	This is an annual review and forecast for our neighborhood. Vote for 4 new Board members at this meeting.

Pool Opens May 24!

The TGE neighborhood pool opens Memorial weekend, **Saturday, May 24!** 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!



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.

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.

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 fourth 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 pr 1/2 hr lesson; Age 6 & up - \$12 pr 1/2 hr lesson

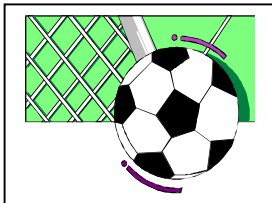
Call Tiffany at 634-6130 for more information and to reserve your lesson time.

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.

2007 Resident Directory still available.

If you are a new resident or you did not receive your 2007 Resident Directory last summer, please call Tiffany Goodvin for a copy (634-6130). The next publication will be 2009.



SOCCER AND BASEBALL FIELD GUIDELINES:

(from the TGE HOA Covenants)

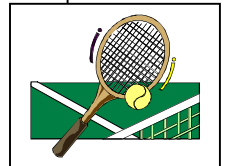
The fields use is restricted to TGE residents and their guests. An organized team may use the fields for practice if one-fourth (1/4) of the team is made up of TGE residents (includes coaches). Please call Diann and Bill Faflick at 636-5563 to reserve your field time. Hours are not restricted except 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!



CRIME IN NEIGHBORHOODS IS ON THE RISE! KEEP A LOOK OUT!

No doubt you have read in the newspaper recently or heard on the news that theft is on the rise in Wichita, especially in nice neighborhoods where the residents aren't as suspecting. There have been numerous car break-ins and house robberies recently across the city. The robbers gain access to the house through open garage doors and unlocked house doors. Car windows have been broken out and valuable items stolen. Please do not keep valuables in your car (especially a purse, laptop, camera, cell phone, etc.) at any time and please be diligent in keeping your garage door closed when not in use and locking your house at all times. Tallgrass East has had one known occurrence in February with a homeowner getting personal belongings stolen from their car which was parked in the garage while the garage door was open. 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.

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

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!

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.





The Tallgrass East Easter Egg Hunt on March 22 – A fun time had by all!

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!

