

# IT'S THAT "SPRUCE UP" TIME OF YEAR AGAIN IN LEAWOOD SOUTH... TO CLEAN OUT YOUR BASEMENTS, CLOSETS AND GARAGES



We are sponsoring the Annual  
**Leawood South Homes Association Garage Sale**  
Date: May 20<sup>th</sup>, 21st, 22nd

Advertising provided, the City is notified, Signage is provided at the  
Entrances, Maps and Lists provided!!

All you have to do is put out your treasures and make some money!

*If you are interested in being on the list of homes that are participating, please email  
Kitty Wilson at [kew492002@yahoo.com](mailto:kew492002@yahoo.com) or call at 913-549-3873 BY May  
12th with your address and the kinds of things that you will have for sale. We  
will add your home to the list and deliver copies to you early on Thursday morning.*

## Words of Wisdom from Officer Mark Chudik, Leawood Police

**Warm weather is finally here...**

1. During any season, open garage doors present easy targets for thieves.
  - please do not leave keys in cars
  - please do not leave valuables in plain view inside your car
  - make it a habit to secure garage & pedestrian door from garage
2. Bad guys/gals prefer warm weather, just like us good folks...
  - call the police for anything suspicious or even out of the ordinary
  - use our Leawood House Watch Program when away from home
  - night time exterior/interior lighting is a great crime deterrent
3. Teenagers...
  - should be warned that walking into another person's open garage and stealing property is a FELONY.
  - should be reminded about safe driving habits and driving laws (auto deaths #1 killer of young folks)



## Come join the fun!

**R.S.V.P.**  
to come to our  
**OPEN HOUSE**  
Saturday, May 22  
11 a.m. to 2 p.m.

**Join the Club!**  
Leawood South Country Club  
*Kansas City's premier value private club!*

Jeff Henderson, General Manager  
[jeff@leawoodsccc.com](mailto:jeff@leawoodsccc.com)  
913.491.3888

### 2009 Board of Directors

Carole Blankowski  
President  
338-5779

Kitty Wilson  
Vice President and  
Communications  
549-3873

Rick Gumpertz  
Secretary  
663-3899

Sally Headley  
Treasurer  
491-3914

Christy Williams  
Dues and Title  
Company Contact  
345-0340

Karen Dishon  
Common Grounds  
491-0960

Alan Todd  
Property Services &  
Common Grounds  
338-2258

Larry Headley  
Activities Coordinator  
491-3914

Dave Kraft  
Deeds Restrictions  
484-6129

Scott Bauer  
Ex-Officio  
663-2005

### HOW DO I CONTACT THE BOARD?

Call any member, we are your neighbors.

Write to us at 12120 State Line Road, #133  
Leawood, Kansas 66209

Email [board@leawoodsouth.org](mailto:board@leawoodsouth.org)

Come to a meeting on the 1st Monday of  
every month, 7pm. Call any board member so we  
know that you are coming

### CHECK IT OUT!!!

Our website is:  
[www.leawoodsouth.org](http://www.leawoodsouth.org)

Learn more about your home's property.  
At the following address you can view  
your home's appraised value, assessed  
value, mill levy and real estate taxes.

<http://land.jocoks.com>

## New Board Appointment

David C. Kraft has been appointed to the Leawood South Homes Association with responsibility for Deed Restrictions. In an interesting twist, he replaces Dave Kraft (no relationship). We very much appreciate the service that Dave Kraft performed for the Association over the past several years.

As a reminder, here is a summary of the Deed Restrictions:

There are two levels of restrictions that cover any home in the Leawood South subdivision. The first level is the City of Leawood code requirements that control all residential homes. Examples of these code restrictions are: (1) building additions or extensive remodeling, including electrical and plumbing changes (2) setback distances for structures, including home additions, from the property lines, and (3) re-roofing of the home, along with many others. The full scope of such restrictions can be obtained by contacting the City of Leawood.

The second level is the deed restrictions that form a part of the purchase contract at the time a home is purchased in the Leawood South subdivision (see the LSHA web site at [www.leawoodsouth.org](http://www.leawoodsouth.org) for a map of the area). The main items of restriction are:

- Re-roofs of homes. The Board policy is that if the City of Leawood issues a permit for a re-roof, the Board also then approves the submitted shingle and color, etc.
- Fences. No fences, walls or enclosures may be erected on any side or rear lot lines which abut the golf course. Other homeowners planning to fence, erect walls or enclosures, on their property must submit an application for review and approval to the LSHA Board.
- Re-siding or painting of the home. Any proposed changes in siding or re-painting of a home must be submitted as an

application (to include a sample of the paint color choice) to the LSHA for review and approval.

- Home additions. Homeowners planning an addition to their home must submit the plan for the addition to the LSHA Board (as well as the City of Leawood) for review and approval.
- Extensive landscaping. A homeowner who wishes to make major changes in their landscaping must submit an application for review and approval by the LSHA Board.

These are the main items but you can also review a complete list by going to the LSHA website noted above and clicking on Deed Restrictions. If you are planning any such change, please go to the LSHA web site and click on Deed Restriction (Form), print this form out, complete it and mail it to either:

1. Leawood South Homes Association - Deeds  
12120 State Line Road, #133  
Leawood, KS 66209, or
2. David C. Kraft  
12701 Pawnee Lane  
Leawood, KS 66209

(Please note that a 30 day advance notice is required by the Board)

While the term "restrictions" seems harsh, please note that the intent of the Board review process is to maintain a set of standards that insures a quality living environment for all homeowner members of the Leawood South subdivision.

## Leawood South Resident's Remarks

*"Curb Appeal" by definition is:  
"The initial attractiveness of a property when viewed from the road."*

*Sellers and real estate agents will often try to increase the curb appeal of a home by cleaning up the porch trimming plants along the walkway, or giving the outside of a home a fresh coat of paint. The LSHA board gets calls throughout the year regarding yard clutter; garage doors left open, cars and trucks left on driveways for extended periods of time and holiday decorations left up too long. Let's make this the year we upgrade the home values of Leawood South by working together on Curb Appeal. Resident Curt Davis, a retired Real estate agent, has offered to help anyone to improve their curb appeal with a free consultation. Contact him at 913-696-1343*

*Thanks Curt for being so generous with your time and experience!*

What do you like about this area? Please email your remarks and Name or initials to Kitty Wilson at [kew492002@yahoo.com](mailto:kew492002@yahoo.com) and we will publish them in the next issue.

## LSHA YARD OF THE MONTH

Karen Dishon & Alan Todd are awarding the Yard of the Month based on the following criteria regarding Curb Appeal:

1. A generally neat appearance
2. A healthy lawn
3. Neatly trimmed grass and shrubs
4. Aesthetically pleasing view from the street
5. Colorful and/or interesting landscaping.

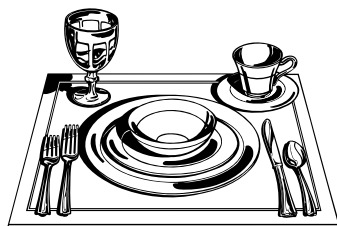


### Congratulations to Kim and David Reisinger

of 12723 Sagamore Road for being the recipients of the First Yard of the Month Award.

David & Kim have lived at this address for 18 years. They have many hobbies, but they both love to garden. When they first moved into their home, it was "Pepto Bisal" pink. They have made many improvements and their neighbors thanked them after they painted their house. They take pride in their property and enjoy the positive feedback they get from their yard. If you have a minute, drive by and check out their great landscaping! Thank you Kim & David, for taking such great care of your property and adding so much to the property value and the appeal of Leawood South.

## 2010 Calendar of LSHA Events



## Neighborhood Groups



Join one of these fun neighborhood groups to get to know your neighbors! All that it takes is a phone call. If you are new to the area, we would like to greet you with a Leawood South directory and some great info about the area. Call Larry Headley 913-491-3914 to get your *Newcomers Packet*.

Bridge Club Coordinator:	Jeness Moore	913-498-1844
Bunko Group Coordinator:	Donna Wilson	913-491-4733
Walking Group Coordinator:	Jawn Collins	913-345-1522

## Leawood South Homes Association Dues News

Have you paid your  
2010 Leawood Homes Association dues?  
Please call Christy Williams if you have any questions.

### Not paid 2009 (11 Properties)

12607 Ensley	12706 Pawnee Lane
12617 Cherokee Lane	12708 Pawnee Lane
12707 Cherokee Lane	12700 Sagamore Road
12304 Mahawk Lane	12833 Sagamore Road
12709 Overbrook Rd.	

### Not paid 2008 or 2009 (5 properties)

12701 Overbrook Road	12833 Sagamore Road
12701 Overbrook Road	12848 Sagamore Road
12833 Pembroke Circle	

Not Paid for 2007/2008/2009  
12842 Pembroke Circle