

NEWSLETTER

September 2007

Prairie Village Homes Association

TEARING DOWN TO MAKE WAY FOR NEW CONSTRUCTION

The tear down / rebuild trend has come to the PVHA. A home on Prairie LN was recently purchased and demolished to make way for a new residence.

Our administrator, the Homes Associations of the Country Club District (HACCD), summed it up this way in their recent newsletter. They wrote: "As is the case in many "first-tier suburbs" (those closest to metropolitan centers) housing that was built for newlyweds and returning GIs in the 40's and 50's is too small for today's big-house buyer. But the lots, location and neighborhood amenities make the older "starter houses" attractive as tear-downs. The challenge in Prairie Village and in dozens of other older, tall-tree neighborhoods on both sides of the state line is to balance the demand for change with a respect for the tradition and the traits that distinguish the area."

Our Declaration of Restrictions guides us as to what is allowed. The consensus of members attending our 2007 Annual Business Meeting was in support of enforcing this document.

The PVHA Board of Directors has been elected to represent you in this and other matters. Upholding these restrictions is one of our primary and largely unseen functions. For several years now, we have been monitoring the building permits within our boundaries. We have been proactive in contacting these homeowners. By verifying compliance before construction begins, we hope to avoid the ill-will and high cost of disputes after construction gets started.

Our City Council recently passed a new permit notification ordinance that will assist all Prairie Village homes associations in this effort.



The lot recently cleared for a new house

HOW YOU CAN HELP:

Maintain your home. Allowing a small problem to grow to an expensive repair will move your home closer to merely "tear down" value.

Pay your dues. By purchasing a home within a homes association you have agreed to abide by it's covenants. Annual dues are mandatory.

BYLAWS & RESTRICTIONS:

You may obtain a copy of the Declaration of Restrictions specific to your property from our administrator, HACCD. Contact them at (816) 523-2440 or HACCD.ORG. The fee is \$15.

Our bylaws are available at PVHOMES.ORG.

DELINQUENT DUES BY ADDRESS & AMOUNT OWED AS OF 08/29/07.

ARRANGE PAYMENT THROUGH HACCD PH # (816) 523-2440.

BOLD PRINT INDICATES A LEIN IS IN PLACE.

7108 ALHAMBRA	\$18.75	7400 ASH	\$17.56	7125 BUENA VISTA	\$58.19
		7421 ASH	16.08	7184 BUENA VISTA	21.10
7317 ASH	16.25	7406 BIRCH	22.84	7040 CEDAR	23.68
7320 ASH	15.50	7124 BUENA VISTA	24.38	7041 CEDAR	20.42

7045 CEDAR	\$19.14	6743 ROE	\$15.50	4401 W 70 ST	\$15.50
7048 CEDAR	19.70	7051 ROE	16.25	4419 W 70 ST	15.75
7052 CEDAR	20.53	7101 ROE	1,725.30	4630 W 70 ST	15.12
6724 DELMAR	23.94	7105 ROE	16.92	4809 W 70 ST	16.25
6732 DELMAR	15.00	7116 ROE	54.02	4817 W 70 ST	15.83
6830 DELMAR	15.00	7211 ROE	293.77	4821 W 70 ST	16.21
7420 DELMAR	19.39	7237 ROE	417.04	4901 W 70 ST	16.43
6700 EL MONTE	20.47	7251 ROE	475.22	4908 W 70 ST	70.11
6822 EL MONTE	67.94	7261 ROE	34.12	4909 W 70 ST	18.43
6832 EL MONTE	48.45	7322 ROE	43.70	4917 W 70 ST	19.22
6708 FONTANA	16.48	7419 ROE	37.09	4921 W 70 ST	17.90
6713 FONTANA	14.95	7334 ROE CIR	20.00	4300 W 70 TER	15.88
6739 FONTANA	15.38	7338 ROE CIR	590.65	4401 W 70 TER	15.50
6742 FONTANA	15.84	7322 ROSEWOOD	16.25	4500 W 70 TER	16.38
6806 FONTANA	15.60	7330 ROSEWOOD	15.42	4636 W 70 TER	48.45
6807 FONTANA	15.37	7414 ROSEWOOD	278.13	4802 W 70 TER	85.94
6833 FONTANA	15.75	4216 TOMAHAWK	15.00	4806 W 70 TER	16.25
6707 GRANADA LN	34.61	4514 TOMAHAWK	20.20	4914 W 70 TER	17.49
6736 GRANADA LN	16.37	4600 TOMAHAWK	19.60	4915 W 70 TER	43.11
6747 GRANADA LN	70.46	4711 TOMAHAWK	18.24	4301 W 71 ST	15.87
6800 GRANADA LN	16.25	5404 TOMAHAWK	46.49	4420 W 71 ST	26.60
6816 GRANADA LN	18.69	7115 VILLAGE	118.94	4500 W 71 ST	26.01
6823 GRANADA LN	15.25	7124 VILLAGE	23.15	4609 W 71 ST	87.70
6832 GRANADA LN	16.90	7408 VILLAGE	17.38	4917 W 71 ST	15.50
7052 GRANADA LN	16.25	7421 VILLAGE	20.34	5005 W 71 ST	15.50
7064 GRANADA LN	612.75	7478 VILLAGE	17.40	5012 W 71 ST	111.76
6700 GRANADA RD	19.89	4011 W 67 TER	16.25	5017 W 71 ST	21.95
6718 GRANADA RD	15.25	4122 W 67 TER	16.25	5301 W 71 ST	94.97
6740 GRANADA RD	15.62	4000 W 68 ST	32.80	5401 W 71 ST	849.94
6800 GRANADA RD	14.75	4006 W 68 ST	16.25	4400 W 71 TER	61.41
6836 GRANADA RD	14.40	4010 W 68 ST	33.60	4803 W 71 TER	34.31
6843 GRANADA RD	39.19	4201 W 68 ST	15.75	4922 W 71 TER	41.96
7062 GRANADA RD	16.25	4106 W 68 TER	22.45	5018 W 71 TER	20.75
7066 GRANADA RD	845.08	4007 W 69 ST	16.25	5103 W 71 TER	16.36
7100 LINDEN	19.45	4101 W 69 ST	15.00	5111 W 71 TER	21.67
7105 LINDEN	15.82	4206 W 69 ST	15.00	5203 W 71 TER	15.53
7119 LINDEN	31.92	4901 W 69 ST	18.75	5407 W 71 TER	102.16
7201 LINDEN	15.32	4323 W69 TER	15.36	5410 W 71 TER	325.93
7216 LINDEN	15.34	4637 W 69 TER	17.67	4415 W 72 ST	15.36
7225 LINDEN	97.04	4710 W 69 TER	15.50	4420 W 72 ST	16.44
6830 MISSION	21.35	4805 W 69 TER	25.00	4617 W 72 ST	49.16
7100 MISSION	22.88	4815 W 69 TER	17.63	4629 W 72 ST	53.02
4120 OXFORD	19.22	4915 W 69 TER	19.48	4632 W 72 ST	15.00
4211 OXFORD	16.18	4200 W 70 ST	33.77	4805 W 72 ST	34.12
4415 OXFORD	33.31	4213 W 70 ST	32.55	4925 W 72 ST	725.92
4419 OXFORD	361.38	4214 W 70 ST	15.00	4928 W 72 ST	16.12
4009 PRAIRIE	77.91	4301 W 70 ST	15.50	5008 W 72 ST	16.52
4119 PRAIRIE	17.40	4316 W 70 ST	15.00	5017 W 72 ST	15.90
4122 PRAIRIE	16.25	4321 W 70 ST	224.18	5200 W 72 ST	16.26
4200 PRAIRIE	16.25	4327 W 70 ST	15.50	5305 W 72 ST	15.50
6701 ROE	18.94	4330 W 70 ST	33.33	5309 W 72 ST	15.50

5401 W 72 ST	\$15.50	3900 W 73 ST	\$21.14	4500 W 74 PL	\$34.43
5417 W 72 ST	20.00	4015 W 73 ST	73.81	4501 W 74 PL	22.41
4012 W 72 TER	19.28	4019 W 73 ST	73.15	4519 W 74 PL	17.50
4100 W 72 TER	16.25	4100 W 73 ST	16.25	3900 W 74 ST	21.14
4111 W 72 TER	16.25	4112 W 73 ST	16.25	4114 W 74 ST	543.74
4121 W 72 TER	34.12	4216 W 73 ST	18.98	4120 W 74 ST	19.98
4519 W 72 TER	25.26	5004 W 73 ST	17.50	4127 W 74 ST	18.04
4605 W 72 TER	128.90	5200 W 73 ST	17.73	4226 W 74 ST	16.25
4609 W 72 TER	33.04	5204 W 73 ST	248.42	4317 W 74 ST	20.46
5114 W 72 TER	18.01			4010 W 74 TER	34.12
5206 W 72 TER	18.36	5308 W 73 ST	42.00	4314 W 74 TER	16.94
5310 W 72 TER	15.75	5405 W 73 ST	472.70	4509 W 74 TER	17.50
5410 W 72 TER	15.75	3923 W 73 TER	53.78	3916 W 75 ST	76.39
5414 W 72 TER	20.27	4012 W 73 TER	119.39	4012 W 75 ST	18.00

WELCOME NEW NEIGHBORS:

May

Carey Jamison 7404 Village
 Judith Guyer 4710 W 70 Ter
 Matthew & Allison Johnson 4122 W 72 Ter
 Sandra Wirtel 6717 Granada Rd
 Tiffany Lyman 4107 Prairie Ln
 Todd & Jessica Steinbrecher 4311 W 70 St
 Brandon Bagwell 6740 Granada Ln
 Catherine Saylor 7228 Linden
 Patrick Davis 3906 W 69 St
 Lisa Donnell 5220 W 72 St
 James & Marissa Lyons 4410 W 69 St
 Thomas & Sherlyn Talkington 4809 W 69 St
 Richard & Steve Barbour 5404 W 72 St
 James & Joan Lueger 5404 W 73 St

June

K J Brim & J Schmidt 6726 Fontana
 Robert Dailey & Andrea Debaugh 6715 Granada Ln
 Kimberly Vallandingham 7415 Roe
 A Hackman & K Sweeney 5000 W 73 St
 Janet Broxterman 4414 W 74 Ter
 Mark & Janet Hensler 7140 Alhambra
 Linda Johnston 6742 Delmar
 Sarah Millin 7405 El Monte
 Robert & Kyran Wilson 4709 W 70 St
 Quinn Siner & Colette Sauvageau 6742 El Monte
 Steven Snitz (Trustee) 4310 W 70 Ter
 Kristen Jaloszynski 4419 W 71 St
 Tyler & Sarah Whetstine 4023 W 68 St
 Nathan & Darby Brender 4422 W 70 St
 Christogher & Elizabeth Joyner 4640 W 70 Ter
 Erin Ellison 4324 W 71 St
 Ryan Vichery & Lindsey George 5012 W 72 St
 Norma Adams 4509 W 74 Pl

July

Kathryn Tootle 7128 Cedar

Mark Buffon 7344 Roe Cir
 Mollie & Rebecca Cole 4611 W 70 St
 Kevin & Merit McShan 4617 W 70 St
 Ashley Garrett 4624 W 70 St
 William Jennings 4125 W 73 Ter
 Tara Dobbins 3903 W 74 Ter
 Hiboldt, LLC 6812 Fontana
 Grayco Properties LLC 7421 Roe
 Michael Whitcomb 7065 Granada Ln
 Jessica Neuhart 7062 Granada Rd
 Mark & Constance Eddy 4101 Prairie
 Maryanne McDonald 5206 W 71 Ter
 Neal & Stephanie Dobler 5403 W 72 Ter
 Kent Snodgrass 7111 Fonticello
 Tome & Lisa McGuire 4123 W 69 St
 James Houlihan 4208 W 74 Ter

August

Rachel Benben 4905 Tomahawk
 Richard & Nancy Becker 3907 W 68 Ter
 Robert & Mary O'Byrne 4313 W 69 St
 Neal & Callie Weitzel 5005 W 69 St
 Timothy & Emily O'Brien 4407 W 69 Ter
 Paul Burgard & Emily Payne 5310 W 71 Ter
 Melanie Haynes 6836 Granada Rd
 Gretchen Richter 4307 W 69 St
 Ron Buck 4631 W 69 St
 Edward Krygiel 4114 W 74 Ter
 Jamie Felton 4018 W 73 St
 Connie Link 5009 W 70 St
 Edward Davis 5014 W 70 Ter
 Mark Perkins 4510 W 72 St
 Bradley Hill 5208 W 73 St
 Douglas & Tracy Haynes 7305 Ash
 Jay Hua 4809 W 72 St
 Ruth Kanai 4141 W 72 Ter
 Koda Enterprises, Inc 4506 W 69 Ter

PRAIRIE VILLAGE HOMES ASSOCIATION

Member of the

Homes Associations of the Country Club District
222 W. Gregory Suite 201
Kansas City, MO 64114

PRE-SORT
STANDARD
U.S. POSTAGE
PAID
Permit No. 5988
Kansas City, MO

Current Resident Or:

BOARD OF DIRECTORS:

Susan Forrest, President	262-6312
skforrest1@hotmail.com	
Ashley Weaver, Vice. Pres	403-9154
arweaver02@yahoo.com	
Michelle Nash, Treasurer	945-5363
Sharon Chinnery, Secretary	-----
Susan Britton	sbritton@kclife.com
Bill Chinnery	-----
Dick Haun	432-8596
Jori Nelson	522-7497
Susan Spencer	-----

CONTACT US:

If leaving a phone message, leave your name and return phone # **first**. You may also contact the entire board or a particular director with your ideas and questions at our website, INFO@PVHOMES.ORG.

SELLING YOUR HOME:

Contact HACCD at (816) 523-2440 or HACCD.ORG to update your mailing address and for verification that your dues are current.

CALENDAR:

2007
 Sept. 19 Board Meeting Municipal Building 7:00PM
 Nov. 14 Board Meeting Municipal Building 7:00PM
2008
 Jan. 16 Board Meeting Municipal Building 7:00PM
 Feb. ? Annual Business Meeting TBA

YOUR AD HERE:

Contact Susan @ 262-6312. We publish three times annually to our 1776 homeowners.

Lindsay Sierens

Prairie Village Resident and Area Specialist
25 closed sales in '06...22 so far in '07!!!

Is your home next?

913-239-2075 lindsays@reeceandnichols.com



THE KOEHLER BORTNICK TEAM Where **SOLD** Means More
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