

Crimson Ridge Neighborhood Updates

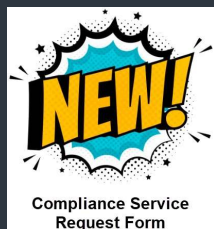
LARGE ITEM PICKUP



2024 DATE CHANGE

Constable Sanitation large item pickup dates are changing to the 4th Thursday or each month. Please check the eNeighbors calendar for all pickup dates and delays.

https://www.eneighbors.com/!h_11762226/event/calendar



A Compliance Service Request form has been added to payHOA.

<https://app.payhoa.com/app/forms>



2024 neighborhood activities and schedules are currently in development. Stay tuned for additional information.



Crimson Ridge HOA Letter from the President - 2024

Dear Crimson Ridge HOA Member,

Instead of the usual chit-chat about happy holidays and where the year went, I'm just going to get right to it. 2023 was a good year for the HOA:

- Self-management continues to provide transparency into our financials enabling some costs to be understood and reduced. Reducing costs helps offset rising costs of services for 2024, keeping the dues at the current level of \$550 for 2024. The board believes that we will need to increase the dues in the following year.
- The pool coping and tile replacement was completed this fall and it cost less than anticipated, leaving our reserves in better condition. It looks great, is solid, and is safe. Great to have this done.
- Major tree trimming along 47th street and at the pool was completed this year. It is anticipated that more tree work including re-planting will be necessary in 2024.
- Started an initiative to make some updates on the declarations to allow solar panels, control rental properties, regulate trash cans, and enable preemptive steps for outdoor recreational equipment approval.

Let me expand on the last bullet point on the declaration initiative.

this issue

Crimson Ridge HOA President's Letter-2024 **P.1**

Crimson Ridge Neighborhood Updates **P.1**

Suburban Wildlife Beauty Surrounds Crimson Ridge **P.2**

Shawnee City Services **P.2**

Crimson Ridge Annual Meeting Invite **P.3**

New Restaurant Alert! BIBIBOP Asian Grill **P.3**

Thank you 2023 Crimson Ridge HOA Board **P.3**

Members who did fill out the survey were largely supportive of the changes (75% for the changes, 25% against). Roughly 40% of our members did not fill out the survey, which was disappointing. The lack of participation is what drove this effort to fall short. During the process, some of our members provided useful and candid feedback which was appreciated. The declaration changes might be revisited in 2024 implementing the learnings from the 2023 effort. The consistent feedback was that communication of these declaration changes and call to member action was apparent, well-known, and "hard to miss." The board hopes that all members will participate if the effort is revisited. Remember, this is your HOA.

Finally, each January, the board holds an annual meeting for our members. At this meeting our members can get updates, exchange ideas, ask questions, and nominate and elect the board of directors that represent our neighborhood for the next year. If you would like to serve on the board and make a difference in guiding our neighborhood for the future, please nominate yourself (or others). Anyone can be a board member and no experience is necessary. The invitation to the meeting is included with this letter. Hope to see everyone there.

Wishing everyone a great 2024,

Steven Drumm
Crimson Ridge HOA 2023 President
drummsb@gmail.com

Shawnee City Services

Shawnee Police Department

- Emergency: 911
- Non-Emergency: (913) 631-2150
- Lost Pet Voicemail: (913) 742-6098

9-1-1 and non-emergency lines are answered 24/7
9-1-1 includes TTY capabilities
<https://www.cityofshawnee.org/departments/police>

Shawnee Fire Department

- Emergency: 911
- Non-Emergency: (913) 631-1080

<https://www.cityofshawnee.org/departments/fire>

Citizen Service Requests

Shawnee partners with SeeClickFix to provide faster and more convenient options for citizens to submit service requests.

https://www.cityofshawnee.org/residents/citizen_service_requests

Parks & Recreation

The Parks and Recreation Department oversees more than 1010 acres of city parks, Shawnee Town 1929 Museum, the Civic Centre and the City's two state-of-the-art aquatic facilities. We also offer over 500 classes, programs and special events for youth, adults and seniors.

[https://www.cityofshawnee.org/Departments/Parks Recreation](https://www.cityofshawnee.org/Departments/Parks_Recreation)

Additional City information can be found at
<https://www.cityofshawnee.org>



Suburban Wildlife Beauty Surrounds Crimson Ridge

The Crimson Ridge neighborhood is surrounded by green space and waterways, offering refuge and passage to a variety of wildlife.

Our area sees a diverse group of non-predatory birds, animals and reptiles such as robins, cardinals, blue jays, finches, raccoons, turtles, opossums, deer, squirrels, rabbits, skinks, garden snakes, and many more.



We also see a number of predatory animals and while beautiful, we should be vigilant with pets and small children. Most wildlife avoid humans but some may approach or attack small wildlife and pets. Some of the most common in our area include:



Coyotes



Coyotes are generally active at night and early morning. Their diet consists of rodents, rabbits, fruits and berries. Coyotes may sometimes seem domestic but they have also been known to attack cats and small dogs.

Bobcats



Bobcats are native to this area. They commonly hunt for rabbits, squirrel and small deer. Bobcats will also attack cats, dogs and poultry. These animals have the ability to leap fences and may shelter under decks.

Owls



There are several owl species located in Kansas. The Eastern Screech, American Barn, Barred and Great Horned Owls are few of the most common in our area. Owls are superb at pest control, eating gophers, mice, rats and moles.

Hawks, Eagles & Falcons



Also great at pest control, some of the larger birds may attempt to capture smaller animals.



Crimson Ridge HOA Secretary's

Annual Meeting Invite

The Crimson Ridge Board Secretary is inviting all members to the annual meeting, held on Zoom, January 22nd, 2024, at 7:00 PM. Zoom details will be posted prior to the meeting on eneighbors.com and e-mail via payhoa.com. If you are not already on eneighbors.com, please e-mail scott.heeke@gmail.com or submit a request on payhoa.com for an invitation to join eneighbors.com.

We are also seeking board members for 2024. No experience or special skills necessary.

Participation in the HOA is key to our great community. Please help make a difference.

If you would like to be considered or would like to nominate someone, e-mail scott.heeke@gmail.com.

We will also be taking nominations at the meeting.

The agenda will be as follows:

1. Roll Call
2. Proof of notice of meeting or waiver of notice
3. Reading of minutes of preceding meeting (2022 Annual Meeting)
4. Board nominations and introduction of candidates (ballots will be sent shortly after nominations conclude)
5. Election of Inspectors of Election
6. Reports of Officers (President, Vice President, Treasurer, Secretary)
7. Reports of Committees (Pool, Social, Communications, ARC, and At-Large)
8. Final call for board election ballots submission
9. Unfinished Business
10. New Business

Respectfully submitted,

Scott Heeke
Crimson Ridge HOA 2023
Secretary
scott.heeke@gmail.com

Thank You 2023 Crimson Ridge HOA Board

The 2023 Crimson Ridge HOA Board worked diligently to resolve or complete numerous neighbor and neighborhood requests, enhancements and needs.

Thank you, Steve Drumm, for your tireless efforts in all things Crimson Ridge.

Thank you, Jeff Vaught, for your work on the declaration's updates and many important insights.

Thank you, Adam Proffitt, for your financial management expertise.

Thank you, Scott Heeke, for serving as the custodian of the HOA's records and documents.

Thank you, Michaela Reynolds, for your detailed attention to the pool as well as an invaluable resource of vendors, ideas and solutions.

Thank you, Bruce Guy, for your countless architectural reviews and mail posts replacements.

Thank you, Yvette Clifton, for your event planning and execution.

Thank you, Jamie Males, for your print and neighborhood history expertise.

While a few responsibilities were called out for each individual, these board members have done so much more. Thanks to each and every one of you for all you have done for Crimson Ridge.

New Restaurant Alert! Welcome BIBIBOP Asian Grill

New to western Shawnee, BIBIBOP Asian Grill is open for business. Located at 22235 W. 66th St. and serving unprocessed, high quality Asian food Tuesday through Sunday.

The restaurant offers dine in or take out chef curated bowls, build your own, kids meal, sides, desserts and drinks. Catering is also available.

<https://www.bibibop.com/locations/bibibop-shawnee-ks-monticello-center/>

