

# CRIMSON RIDGE OAKBROOK AND MAPLE WOODS

## WELCOME PACKET

### Welcome

On behalf of the Crimson Ridge Homeowner Association, we'd like to extend our warmest welcome! This packet includes some important information to make your adjustment to your new community easier. Please review the following:

- Crimson Ridge Conditions, Covenants & Restrictions (CC&R) and By-Laws
- Covenant Enforcement
- Architectural Change Request requirements and form.
  - Any home exterior modifications (including but not limited to paint, siding, building additions, fencing) or equipment installations (including but not limited to swing sets, basketball goals) must have an approved Architectural Change Request prior to construction or work start.

#### **INCLUDED:**

- Crimson Ridge HOA Welcome Letter and Information
- Crimson Ridge Neighborhood Resource(s) for
  - Documents
  - Directory
  - HOA Fees
  - Additional Neighborhood Information
    - Trash/Recycling
    - Events
  - Forms
    - Crimson Ridge Sample Architectural Change Request form
- Crimson Ridge Pool Hours, Access, Rules & Regulations
- Local Hospitals, Vets, Schools, Eateries, Entertainment and Resources

# CRIMSON RIDGE NEIGHBORHOOD RESOURCES

Crimson Ridge utilizes the following resources to assist in communications with our residents.

eNeighbors – <https://www.eneighbors.com/> and PAY HOA - <https://app.payhoa.com/> includes”

- Bulletin Board (eNeighbors)
- Directory (both)
- Pages/Groups (eNeighbors)
- Trash/Recycling (eNeighbors) - <https://www.constablesanitation.com/crimsonridge/>
- Violations (PAY HOA)
- Compliance Service Request (PAY HOA)
- Invoices/Fees (PAY HOA)
- Current Crimson Ridge HOA Board Members (eNeighbors)
- Documents (both)
  - CC&R’s
  - Restrictions and Fine Policy
  - Explanation of dues coverage (eNeighbors only)
  - Explanation of items homeowners should leave upon home sale (eNeighbors only)
  - Architectural Guidelines
- Forms
  - Architectural Change Request Form (similar forms on each site)
    - eNeighbors: [https://www.eneighbors.com/!h\\_16562301/form/165555301](https://www.eneighbors.com/!h_16562301/form/165555301)
    - PAY HOA: <https://app.payhoa.com/app/unit/detail/306096?tab=requests>

Architectural Change Request Form

The Architectural Control Committee has not and does not express any opinion regarding the strength, engineering design or safety of said construction project. If a building permit is required, it must be obtained from your city of residence and submitted to the Architectural Control Committee along with the request for construction of your project. It is the homeowner's responsibility to see that the project is in compliance with all building codes, zoning ordinances and other laws and regulations.

Name:

Address:

Phone:

Email Address:

What type of change(s) are you making? (Check all that apply)

☐ Basketball Goal  
☐ Composting  
☐ Deck  
☐ Driveway  
☐ Fence  
☐ Gazebo  
☐ Landscaping  
☐ Painting  
☐ Painting Door  
☐ Painting Garage Door  
☐ Patio  
☐ Pergola  
☐ Roof  
☐ Satellite Dish  
☐ Siding  
☐ Swing Set / Play Structures  
☐ Hot Tub  
☐ Other

Comments:

Project Start Date:

Project End Date:

Attach Supporting Document(s)

Welcome Packet

Last updated January 2025

# CRIMSON RIDGE HOMES ASSOCIATION, INC. POOL RULES AND REGULATIONS

1. HOURS - The Pool is open from 10 a.m. until 10 p.m., Monday - Sunday, during the period from Memorial Day through Labor Day Weekend.
2. NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK.
3. NO CHILDREN UNDER 12 WITHOUT AN ADULT IN ATTENDANCE. Children under 12 years of age must be supervised by their parent or other adult guardian (18 years or older). Parents or guardians are expected to supervise their children and be responsible for and liable for the actions of their children.
4. There will be NO SWIMMING ALONE allowed in the pool.
5. There will be NO FOOD, CHEWING GUM, OR SMOKING IN THE POOL AREA. NO RUNNING, GLASS CONTAINERS, BICYCLES, TRICYCLES, SKATEBOARDS, OR PETS IN THE POOL AREA.
6. NO DIVING. The pool is not designed to accommodate diving.
7. NO FLOTATION DEVICES. Large flotation devices such as air mattresses, inner tubes, rafts, etc., are prohibited from the pool. Small arm water wings for smaller children are allowed. NO OTHER FLOTATION DEVICES ARE ALLOWED.
8. SWIM SUITS ONLY. No other clothing can be worn for swimming.
9. ALL INFANTS must wear appropriate swimsuits and plastic pants. No disposable diapers will be allowed.
10. CLEAN UP. As a courtesy to all, EVERYONE is asked to leave the pool area in an orderly condition and each of us is responsible for our own cleanup. Trash receptacles are provided for your use.
11. THE POOL GATE must be closed and locked after entering or leaving the pool area.
12. GUEST POLICY. All guests must be accompanied by an adult homeowner host when using the pool. Family members not living in Crimson Ridge are considered guests. Homeowners are asked to be considerate of other residents and not abuse guest privileges.
13. MUSIC. The volume of musical devices must be kept low enough not to disturb other pool users.
14. NO ABUSIVE OR PROFANE LANGUAGE will be tolerated
15. NO INTOXICATED PERSONS OR ALCOHOLIC BEVERAGES will be allowed in the pool area. This is in compliance with insurance and shall be strictly enforced.
16. POOL FURNITURE must be treated with respect.
17. NO ELECTRICAL DEVICES (other than battery operated) are allowed in the pool area.
18. SUNTAN OIL used by swimmers is not permitted. Suntan oils clog the pool filter and coat the poolside. Suntan lotions or sun blocks are permissible.
19. VIOLATIONS of these rules may result in suspension of the homeowner's swimming pool privileges. (No allowances made in dues amount.)
20. ENFORCEMENT. Crimson Ridge HOA Board of Directors will have the authority to enforce all rules above. Violations should be reported immediately to the Crimson Ridge HOA Board of Directors.

THANK YOU FOR YOUR COOPERATION!

*Welcome Packet*

*Last updated January 2025*

### **LOCAL HOSPITALS AND/OR EMERGENCY SERVICES**

#### AdventHealth Shawnee Mission

9100 W. 74<sup>th</sup> St.  
Shawnee, KS. 66204  
913.676.2000

#### AdventHealth Lenexa

23401 Prairie Star Pkwy  
Lenexa, KS. 66227  
913.676.8500

#### Overland Park Regional Medical Center

10500 Quivira Rd  
Overland Park KS. 66215  
913.541.5000

**NOTE:** There are many healthcare options available in the greater Kansas City area, including Urgent Care Centers.

### **LOCAL VETERINARIANS**

#### Animal Care Clinic

913.441.0555

#### Monticello Animal Hospital

913.422.0301

#### Perimeter Veterinary Center

913.742.8387

#### PetSmart/Banfield Pet Hospital

913.962.2901

#### Mill Creek Animal Hospital

913.268.0900

**NOTE:** There are many veterinary clinic/hospital options available in the greater Kansas City area, including emergency centers (BluePearl Pet Hospital 913.642.9563).

### **LOCAL DOG PARKS/BOARDING**

[Swanson's and Streamway Dog Park Daycare](#) P: 913.422.8242

[Broadmore Pet Retreat](#) P: 913.441.5026

[PetSuite Shawnee](#) P: 913.675-2378

## **LOCAL EDUCATION (K-12)**

### **UNIFIED SCHOOL DISTRICT 232 (USD 232) – De Soto, KS**

Central Administration:

35200 West 91st Street, De Soto, KS 66018  
913.667.6201  
<https://www.usd232.org/>

Superintendent of Schools: Dr. Frank Harwood  
Phone: 913.667.6200  
Email: [fharwood@usd232.org](mailto:fharwood@usd232.org)

#### **High School**

**De Soto High School** 35000 W. 91st Street, De Soto, KS 66018 P: 913-667-6250  
<https://www.usd232.org/dhs>

**Mill Valley High School** 5900 Monticello Road, Shawnee, KS 66226 P: 913-422-4351  
<https://www.usd232.org/mvhs>

#### **Middle School**

**Lexington Trails Middle School** 8800 Penner Ave., De Soto, KS. 66018 P: 913-667-6260  
<https://www.usd232.org/lrms>

**Mill Creek Middle School** 8001 Mize Blvd. Lenexa, KS 66227 P: 913-667-3512  
<https://www.usd232.org/mcms>

**Monticello Trails Middle School** 6100 Monticello Rd. Shawnee, KS 66226 P: 913-422-1100  
<https://www.usd232.org/mtms>

#### **Elementary School**

**Belmont Elementary** 5805 Belmont Drive Shawnee, KS 66226 P: 913-667-1810  
<https://www.usd232.org/be>

**Clear Creek Elementary** 5815 Monticello Rd. Shawnee, KS 66226 P: 913-422-8700  
<https://www.usd232.org/cce>

**Horizon Elementary** 7210 Chouteau Shawnee, KS 66227 P: 913-667-3535  
<https://www.usd232.org/he>

**Mize Elementary** 7301 Mize Rd. Shawnee, KS 66227 P: 913-441-0880  
<https://www.usd232.org/me>

## **LOCAL EDUCATION (K-12) continued**

**Prairie Ridge Elementary** 22405 Clear Creek Parkway Shawnee, KS 66226 P: 913-667-1800

<https://www.usd232.org/pre>

**Riverview Elementary** 21550 W. 47th Street Shawnee, KS 66226 P: 913-441-0808

<https://www.usd232.org/re>

**Starside Elementary** 35400 W. 91st Street De Soto, KS 66018 P: 913-667-6270

<https://www.usd232.org/se>

### **Other schools in the west Shawnee area**

**Maranatha Christian Academy**

<https://mca-eagles.org/>

**Sacred Heart School**

<http://school.shoj.org/>

**St. James Academy**

<http://www.sjakeepingfaith.org/>

**NOTE:** There are many educational options available in the greater Kansas City area, including infant and pre-K businesses.

## **LOCAL EATERIES, GROCERS, AND ENTERTAINMENT**

### **Restaurants**

Nick & Jake's <https://nickandjakes.com/>

Hereford House <https://www.herefordhouse.com/shawnee>

Pegah's <https://www.pegahs.com/location/pegahs-k-7-johnson-shawnee-kansas/>

Sombrero's <https://www.sombreroskc.com/>

Twisted Fresh <https://twistedfresh.com/>

Tanner's <https://www.tannersbarandgrill.com/location/shawnee-at-66th/>

The Other Place <https://theotherplace.com/location/shawnee-kansas>

Knub's Pub <http://www.knubspub.com/>

China King <https://www.chinakingks.com/>

China Blue <https://www.chinablueshawneeks.com/>

Chen's Kitchen <https://www.chenskitchenshawnee.com/#/>

Callahan's <https://www.callahanswest.com/>

Paulo & Bill's <https://www.pauloandbill.com/>

Jose Pepper's Mexican Restaurant <https://www.josepeppers.com/>

Eggtc <https://eggtckc.com/>

IHOP <https://www.ihop.com/en/menu?StoreNumber=3192&action=viewmenu>

Blind Box BBQ <https://www.blindboxbbq.com/shawnee-menus/>

Barley's Kitchen & Tap: <http://barleyskitchenandtap.com/shawnee/>

Toni's Italian Restaurant: <https://tonisitalian.hrpos.heartland.us/menu>

Bibibop Asian Grill: <https://bibibop.com/locations/bibibop-shawnee-ks-monticello-center/>

Buffalo Wild Wings GO:

[https://www.buffalowildwings.com/locations/us/ks/shawnee/6638-monticello-road/sports-bar-1729/?utm\\_source=google%20my%20business&utm\\_medium=organic&utm\\_campaign=website%20link](https://www.buffalowildwings.com/locations/us/ks/shawnee/6638-monticello-road/sports-bar-1729/?utm_source=google%20my%20business&utm_medium=organic&utm_campaign=website%20link)

Tropical Smoothie Cafe: <https://locations.tropicalsmoothiecafe.com/ks/shawnee/22233-west-66th-street>

Abelardo's Mexican Fresh: <https://www.abelardosmexicanfood.com/>

## **LOCAL EATERIES, GROCERS, AND ENTERTAINMENT continued**

### **Other eateries:**

- Starbuck's
- Dairy Queen
- Mr. Goodcent's
- Wendy's
- Subway
- McDonald's
- Chipotle
- Pizza West
- Papa John's
- Domino's
- Pizza Shoppe
- Sonic
- Yo's Donuts
- Smoothie King
- Gallagher's Coffeehouse
- Prayer Box Café
- Station 3 Coffee Shop

### **Grocery Stores**

**Price Chopper** <https://www.mypricechopper.com/store-details?storeId=86>

### **Wal-Mart**

[https://www.walmart.com/store/4611-shawnee-ks?cn=Tracking\\_local\\_pack\\_1](https://www.walmart.com/store/4611-shawnee-ks?cn=Tracking_local_pack_1)

[https://www.walmart.com/store/486-bonner-springs-ks?cn=Tracking\\_local\\_pack\\_1](https://www.walmart.com/store/486-bonner-springs-ks?cn=Tracking_local_pack_1)

**Super Target** <https://www.target.com/s/shawnee/1759>

### **Entertainment and Sporting Facilities**

**B&B Theaters** <https://www.bbtheatres.com/shawnee-18/showtimes/>

**Park Lanes Family Fun Center** <https://parklaneskc.com/>

**Kansas City Ice Center and Pavilion** <https://www.kcicecenter.com/>

**Shawnee Mission Beach Volleyball** <https://www.smbv.com/>

**Smiley's Golf Complex** <https://www.smileysgolf.com/>

**Mid-America West Sports Complex** <https://www.jcprd.com/Facilities/Facility/Details/MidAmerica-West-Sports-Complex-25>