

## Thank You Crimson Ridge HOA Board

The 2024 Crimson Ridge HOA Board worked diligently to resolve or complete numerous neighborhood related requests, enhancements and needs.

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

Thank you, Jeff Vaught, for your dedication to the neighborhood.

Thank you, Adam Proffitt, for your dedication to ensuring the financial health of Crimson Ridge.

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.

Thank you, Bruce Guy, for your countless architectural reviews.

Thank you, Yvette Clifton, for your incredible event planning.

Thank you, Jamie Males, for your dedication to the neighborhood.

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 the time and energy you invested in Crimson Ridge.



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## Crimson Ridge HOA Letter from the President - 2025

Dear Crimson Ridge HOA Member,

For the past four years, the HOA has provided our own day-to-day operations. Without external management, the HOA saves over \$18,000 annually. This helps keep our dues under control. Through research and additional outside professional services, the Board of Directors (Board) has learned the foundations of our HOA.

When discussing rules and conformance of the neighborhood (at board meetings, one-on-one with members and outside of the HOA) I quite often hear reference to the "by-laws". The use of this term is typically incorrect. I know what everyone means via context, but what are the proper terms? As a point of interest, I would like to take a minute to share reference and the functions of the HOA foundational documents.

To start, there are two documents associated with the deeds of all our properties. These documents follow the property. First, the **Declarations of Restrictions** establishes the rules of use for the neighborhood and how it should look. This is what most people mean when using the term "by-laws." The Architectural Control Committee (ACC) that monitors and approves adherence to these rules is established here.\* Second, The **Homes Association Declaration** defines membership, membership rights, and the ability to collect general fund assessments. The duties of the association are "to create and maintain a residential neighborhood possession features of more than ordinary value to the said community" [Recorded in Johnson County, KS – Book 6287 Page 540].

Outside of the deeds, the **Articles of Incorporation** legally establishes a corporation called Crimson Ridge Homes Association, a not-for-profit corporation doing business in the State of Kansas. This operates like any other corporation in the State of Kansas. The concepts from the Homes Association Declaration are applied to the corporation by this document. Crimson Ridge has 307 properties, so each property in Crimson Ridge owns 1/307 of this corporation and is considered a member. Did you know you owned part of a corporation?

The Board represents your interests in the matters of this corporation. The Board is elected by you, the members, to represent you. The election takes place at the annual Meeting of the Members. The Board manages the affairs and business of the corporation.

Lastly, the **Crimson Ridge Homes Association By-Laws** define how the corporation operates, including the Meeting of the Members, directors, officers, financial, indemnification, and amendments. The by-laws can be changed and modified by the Board.

These four documents take us from the concept of a neighborhood to one with rules, members, corporate standing, and defined operations. For more reading, these key documents can be found on payhoa.com under the Documents tab.

## 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](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>



# Beating the Winter Blues



If you consider the cold winter weather frightful and it makes you feel less than delightful, you're not alone. A number of residents in four season regions may experience some form of "winter blues". Seasonal affective disorder (SAD) is a type of depression associated with a seasonal pattern and may be characterized, in part, by low energy, limited patience and lack of motivation.

Check out the following ideas to boost your mood and stay energized!



## 1. Embrace the season

Revel in winter's unique beauty and opportunities. Welcome the brisk air with outdoor activities or projects. If you prefer the indoors, enjoy a cozy blanket and fire, hot cocoa or a warm, hearty meal. Identify what brings you joy and do it, a lot!

## 2. Exercise

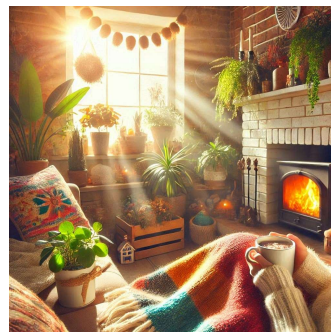
Indoor or out, regular exercise is a proven mood booster. Take up a new outdoor activity like snowshoeing, ice skating, or a quick trip to Westin to hit the ski slopes. If you prefer to stay indoors, try the gym, yoga or Pilates (a new Pilates studio, [Club Pilates](#), is opening in Shawnee soon). Add some rhythm to your exercise routine with the following.

## 3. Music

Layer in your favorite music with your housekeeping, cooking, exercise and more. Listening to energetic and happy music can greatly enhance one's mood so crank up the tunes.

## 4. Sunshine

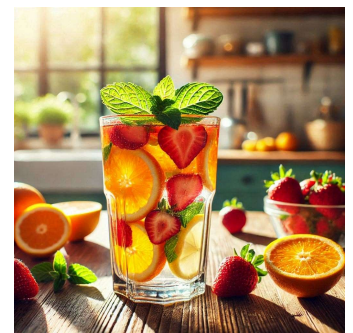
Speaking of tunes, definitely "Let the Sunshine In".



A decrease in sunlight can disrupt your body's circadian rhythms, and cause a drop in serotonin levels and vitamin D levels which can affect mood level. Seek sunshine when available or consider light therapy. Both can have a positive effect on brain chemicals linked to mood.

## 5. Hydration

Hydration is important year-round but definitely in harsher winter weather. Water has many benefits like helping to flush toxins and waste from your body and may reduce joint and muscle pain. Flavor up your water by adding fruit infusions.



If you find the winter blues getting the better of you, ask for help. Your health and happiness matter. Reaching out for support shows strength and self-care. You're important. Don't forget to take care of you.





## Crimson Ridge HOA Secretary's Annual Meeting Invite

The Crimson Ridge Board Secretary is inviting all members to the annual meeting of the members, held on Zoom, Monday, January 27, 2025, at 7:00 PM. Zoom details will be posted prior to the meeting on [eneighbors.com](https://eneighbors.com) and e-mail via [payhoa.com](mailto:payhoa.com). If you are not already on [eneighbors.com](https://eneighbors.com), please e-mail [scott.heeke@gmail.com](mailto:scott.heeke@gmail.com) or submit a request on [payhoa.com](https://payhoa.com) for an invitation to join [eneighbors.com](https://eneighbors.com).

We are also seeking board members for 2025. No experience or special skills necessary. Participation in the HOA is key to our great community. Please help make a difference.

Please e-mail [scott.heeke@gmail.com](mailto:scott.heeke@gmail.com) if you would like to be considered or would like to nominate someone. 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 (2023 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 2024  
Secretary  
[scott.heeke@gmail.com](mailto:scott.heeke@gmail.com)

## Continued: Crimson Ridge HOA Letter from the President - 2025

\*As a footnote, I did not define ACC members or any process for selecting the ACC members. The Declaration of Restrictions defines the Board as the ACC, unless the Board otherwise designates a different group or process. No such designation has ever been made, so the Board continues to function as the ACC.

In closing, per our by-laws, the HOA holds a meeting of its members each January to provide updates, ask questions, and nominate and elect the board of directors that represent you for the next year. If you would like to serve on the Board to guide our neighborhood for the future, please nominate yourself (or others). Anyone can be a board member. No experience necessary. The invitation to the meeting of the members is included with this letter. I hope to virtual see everyone there.

Wishing everyone a great 2025,

Steven Drumm  
Crimson Ridge HOA 2024  
President  
[drummsb@gmail.com](mailto:drummsb@gmail.com)

## New Restaurant Alert! Welcome Toni's Italian Restaurant

New to western Shawnee, Toni's Italian Restaurant is open for business daily Tuesday through Sunday at 22716 Midland Dr.

The restaurant offers beautifully prepared classic Italian dishes like chicken piccata, spaghetti carbonara, lasagna, handmade pizzas, shrimp scampi and a great wine selection.

<https://tonisitalian.hrpos.heartland.us/menu>

