

## KERRINGTON WOODS HOMES ASSOCIATION NEWSLETTER – OCTOBER 2022

### IN THIS ISSUE:

- Board Member/Mgmt. Info
- Dues Info.
- Trash Pick Up time
- Bulk pu/recycling
- Waste cart storage
- Neighbors/Selling
- Facebook/Contact Info
- Speeding/loose Dogs/Coyotes/Foxes
- Neighborhood Watch
- Street Parking
- Community-ACC?
- Solicitors
- Board openings
- Neighborhood Pool

### Board Members/Management

**Penny Hoffmann:**  
[pennyehoffmann@gmail.com](mailto:pennyehoffmann@gmail.com)

**Debbie Polc:**  
[debbiepolcrdh@comcast.net](mailto:debbiepolcrdh@comcast.net)

**Melissa Shaw:**  
[melissashaw@gmail.com](mailto:melissashaw@gmail.com)

**MGMT/Sandy Turner**  
[arearealestate@hotmail.com](mailto:arearealestate@hotmail.com)

**Area Real Estate Services**  
**P: 816-797-0112 F: 816-650-5517**

**SEND DUES HERE:**  
**KWHA – Area Real Estate**  
**P.O. Box 110 Indep., MO 64051**

**\* You can provide payment over the phone Via CC with a service fee of \$7.50\***

**GFL has been coming early from 6-7: am on Friday's,  
Please set containers out  
THURSDAY EVENINGS.**

**Yard waste must be placed in biodegradable paper bags; or bundled and placed at the curb.** Limbs/branches cannot be larger than 18 inches in dia., 4' in length and must be tied in a bundle. All items must be 40#'s or less.

GFL will collect up to 10 properly prepared bags and/or bundles of residentially generated yard waste from each household once each week, 52 weeks a year. This will consist of grass clippings, leaves and loose vegetation, small limbs and branches. Christmas trees that have been cut into sections no more than four feet in length with all decorations and lights removed.

**Plastic bags, wood fencing, landscape timbers, flowerpots, yard décor, mulch, rock, dirt and similar items will not be accepted.**

**Call Customer Service @ (816)380-5595 for the following:**

**Recycling and Bulk PU:** This is not included with KW trash service.

### Reminder:

**TRASH CONTAINERS** are being left out. Please make sure that after trash day to put trash containers in a storage location or garage. Clear from the view of any other homeowner or common area. Per our rules and regulations trash containers are to be kept inside. They can only be visible on Thursday and stored Friday.

### KERRINGTON WOODS HOME SALES

We have several new neighbors in the neighborhood. Take the time to introduce yourself, trade contact information. You never know when you may need their help or if they will need yours.

**Selling?** Please notify a HOA Board Member or Management

Please leave for the new residents: KWHA Packet (if available), trash receptacle, operation instructions for appliances, etc.

### OUR KW FACEBOOK PAGE:

Please join our private Facebook page; only residents are members, it is a great tool for neighborhood happenings @ **Kerrington Woods Neighborhood**

### HOMEOWNERS INFO:

We are sending another Homeowners Info sheet we need these for our records. If you did not send back last time please do this. We will not distribute, share or sell this Information.

**Please fill out and return**

**SPEEDING:** We are having a lot of complaints. Remember the speed limit is **25 mph**. Please be mindful driving through the neighborhood.

**DOGS RUNNING LOOSE:** We have several wondering dogs chasing cars, children and damaging property. Please keep your dogs secure.

## KERRINGTON WOODS NEIGHBORHOOD

Again neighbors have experienced unpleasant incidents with a KW resident.

These encounters have been reported to the police and some have not; please continue to report any and all suspicious behavior. The more reports on file, the more serious this situation will be taken by law enforcement.

If you are interested in becoming a Block Captain or attending Neighborhood Watch meetings, please contact Debbie Polc @ [debbiepoldrdh@comcast.net](mailto:debbiepoldrdh@comcast.net).

### Become a **BLOCK CAPTAIN:**

**Duties:** Contact board if:

- Emergency services
- Moving in/out of a home
- Violations of the Covenants, Bylaws, and/or City Codes
- Unusual, suspicious, abnormal and/or illegal activity
- Birth, illness, or death
- Disturbing animals
- Keep watch on homes while empty, on vacation, etc.

### Become a **BOARD MEMBER:**

In need of 2 board members if interested please contact Penny Hoffmann

### **Sign up for crime alerts:**

[CommunityCrimeMap.com](http://CommunityCrimeMap.com)

### **Community Ring doorbell site:**

<https://community.ring.com/>

### **Neighborhood Watch**

#### **Newsletter/Program**

[www.ci.independence.mo.us/NeighborhoodWatch/Newsletter](http://www.ci.independence.mo.us/NeighborhoodWatch/Newsletter)

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### **STREET PARKING!**

With winter on the way--Please park in your driveway be considerate for all. We are receiving consistent complaints about cars parked on the street. This is additional congestion and can cause and restrict access for emergency vehicles and school buses.

Street parking only allowed if it does not cause the following:

Inadequate space to pass

An increase in congestion

Impair arrival of emergency vehicles, which could endanger the public safety of others

Diminish or impair property values

### **Community Appearance and Integrity:**

Our community has been well-planned, and it is important that additions/changes are consistent and compatible with the overall design.

*Please remember to contact any HOA Board member for approval on home projects (i.e. fences, painting exterior, cutting down trees, etc.*

**How to Keep Solicitors Away:** If a homeowner really wants to avoid the hassle of dealing with bothersome knocks on the door, a "No Trespassing" sign wields more power than "No Solicitation." If you are serious about keeping pesky door-to-door salespeople and other solicitors from bothering you at home, you will need to display a "No Soliciting" or "No Trespassing" sign on your property (e.g., front door, yard, and/or window). By posting such signage on your property, you are essentially telling those who solicit that they are not welcome on your property and are breaking the law if they do so. These signs are legally enforceable as means to prevent the homeowner from being disturbed

## KERRINGTON WOODS COMMUNITY POOL

Several discussions and request for a community pool. We have been in contact with the City of Independence and have been told that a pool is not possible. There is a letter on our FB page with an explanation as to why.

A Dog Park has been suggested and with the requirements for this there is not enough space for that.

At this time we would appreciate suggestions on what you would like in place.

# Kerrington Woods

ESTABLISHED "1992"

## OUR MISSION

The encouragement of an enjoyable, safe and peaceful environment  
while working to maintain and enhance property values

Return to: AREA Real Estate Services  
P.O. Box 110  
Independence, MO 64051

Homeowner's Name (S): \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Listed: \_\_\_\_\_ Unlisted: \_\_\_\_\_

Email Address: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_

Other Household Members: \_\_\_\_\_

Interested in being a Board Member: \_\_\_\_\_ YES \_\_\_\_\_ NO

Helping with other KWA Activities: \_\_\_\_\_ YES \_\_\_\_\_ NO

Any Questions, please don't hesitate to contact us.

### **KWA Board Members:**

Penny Hoffmann, President - 816-350-2598 h- 816-536-2140 C [pennvehoffmann@gmail.com](mailto:pennvehoffmann@gmail.com)  
Debbie Polc, [debbiepolcrdh@comcast.net](mailto:debbiepolcrdh@comcast.net) Melissa Shaw, [melissashaw@gmail.com](mailto:melissashaw@gmail.com)

**Find us on Facebook @ Kerrington Woods Neighborhood**

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[arearealestate@hotmail.com](mailto:arearealestate@hotmail.com)