

# The Preserve at Stratton Oaks News Letter Spring 2009

119 N. Parker, PMB 119, Olathe, KS 66061

## Community Issues

- We've been seeing a lot of trash blowing around the neighborhood on our Thursday trash day. Please make sure that your garbage is secure in a garbage bag inside of your city container. This is to keep our community looking its best. Trash containers need to be inside, or to the side, of your home except on trash day. It is a violation of both city and community ordinance to leave your trash container at the curb unless it is Thursday, trash day.
- There have been several loose dogs in the neighborhood. Please make sure your dogs are leashed at all times. Also there have been several complaints about dog poop that is not being picked up during walks. Please make sure you, or your dog walking child, take a baggie! It is our responsibility as dog owners to maintain its waste.
- Under By-Law section 8.4, cars are not to be parked in the street. All cars must be inside the garage or in the driveway. Owners will be receiving notices on their windows (visitors excluded).

## Lawn of the month

It is the season for the Lawn of the month contest to begin. Every month from May to October, The Appearance Control Committee (ACC) will be choosing the yard of the month. Winners will receive a \$25 gift card to Lowes and have the "Yard of the Month" sign in their yard.

### **Tips**

- Grass Length should not exceed 6".
- Mulch around trees and plant beds.
- Keep a weed free yard. This benefits your yard and, in turn, the neighbors' yard too.
- Maintain your flower beds. Pull the weeds and add mulch to keep moisture in and weeds out.
- Edge your sidewalks and driveway.
- Trim around your foundation.

## Landscape requests

Please take all change requests to Deidre Bishop's house. (22532 W. 113<sup>th</sup> Ter) Or Mail to the PMB. There is an intake folder on her porch. By-Laws state that the ACC has 30 days to approve or not approve the request. However, It is typical to receive notice within a week or two. There will be a mass e-mail in advance of a board meeting to expedite your requests. ACC Board Members are: Deidre Bishop, Bob Stegeman, Roy Blake, Ronni Decker & Ritu Badkul.

## Email Addresses

The HOA only has about 40% of the email addresses of our homeowners. It would save cost on postage, paper and time if we could get a complete distribution list of our homeowners. Please contact Paula Devers at

Devers-family@sbcglobal.net

To be added to the distribution list ASAP. Email addresses will be used for HOA communications only.

## Stratton Oaks Web Site

www.strattonoaks.net is our neighborhood web site. We have many wonderful resources on that site. There are ACC forms, By Laws, Minutes of board meetings and yard care references.

Roy Blake has been working hard at updating our Neighborhood web site. There are continual updates. Be sure to check it out!



**Trees**

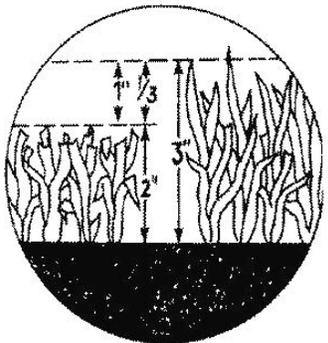
There are so many benefits to planting trees:

- Real-estate agents say a nicely landscaped property can have a pronounced effect on the asking price of a home, depending on the region and the condition of the neighbors' yards. a lot with trees adds about 7% to a home's price. Nearly 20% of buyers say they consider landscaping to be a "very important" factor in their decision to buy a house, according to a new study by the National Association of Realtors. (the Wall Street Journal on-line)
- Placement of a tree is the key to energy savings. Shade trees do affect summertime electricity use, but the amount of the savings depends on the location of the tree.
- Trees planted within 40 feet of the south side or within 60 feet of the west side of the house will generate about the same amount of energy savings. This is because of the way shadows fall at different times of the day. (sciencedaily.com)
- Heck...don't we all just love a beautiful looking tree!

There are several local tree suppliers that have good quality trees and knowledgeable staff. If you have any questions please contact any ACC board member.

**Master Board changes**

There have been several master board member changes. Please see web site for additional information on these recent master board personal changes.



The "1/3 Mowing Rule" of blade removal.

**FAQ (Frequently Asked Questions)**

We are working on adding a FAQ section to the strattonoaks.net web site. I.E.:

Why is someone dumping a huge pile of rocks just west of our homes? As far as we understand, it is the property of the developer of "Stratton oaks west". I think we can all agree that it isn't attractive, but any complaints must go to the city of Olathe at www.olatheks.org The HOA does not have any jurisdiction in that area.

What is the 2009 pool code? If you have paid your HOA fees you will be receiving a notification very soon.

**Grass Cutting information**

Mowing height is probably the most important parameter of mowing. Turfgrasses, like other plants, must manufacture sugars through photosynthesis in the leaves if they are collectively to develop into a high quality lawn. In general, a lawn mowed too short will have a shallow root system with little total root mass. The impact of shallow, weak root systems is most apparent during summer stress periods. When soil moisture becomes limiting, the closely mowed lawns usually exhibit stress first and the loss of turfgrass plants is more likely. Higher mowing heights during the summer period will keep soil temperatures cooler, preserve soil moisture and help maintain turfgrass quality. And follow the 1/3 rule...See diagrams Below.

