

Oak Valley-Lenexa Homes Association Newsletter

Lenexa, Kansas

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June 2025



Third Quarter Rambling thoughts from the President of Oak Valley's Board -

With the holiday coming up, I thought it would be good to share the following, as the occurrence of thanking veterans on Memorial Day seems to be occurring more frequently lately.

Memorial Day vs. Veterans Day -

Memorial Day commemorates the men and women who died while serving in the United States Armed Forces, particularly those who died in battle or as a result of wounds sustained in battle. In other words, the purpose of Memorial Day is to memorialize the veterans who made the ultimate sacrifice for their country.

Veterans Day is the day set aside to thank and honor ALL who served in the United States Armed Forces—in wartime or peacetime—regardless of whether they died or survived. Veterans Day is always observed officially on November 11, regardless of the day of the week on which it falls

You'll find that some veterans find it dismaying when they are thanked on this day. Memorial Day is for the ones that, unfortunately, didn't make it home.

And, if you happen to be one of those awesome individuals that flies our Stars and Stripes on a mast, the etiquette for displaying on this day is that flags are to be raised to full staff briskly, then lowered to a half-staff position, where they should remain until noon



Annual Dues -

A quick reminder about Annual Dues, if you have not paid your dues yet, these can be paid easily online or by sending a check. If you choose to pay online, please follow the link provided within your emailed invoice. There will be an additional \$7.00 added for banking fees. This is *not* a fee added by OV-L HOA. If you prefer to send a check or money, please address it to: Oak Valley Homes Association Lenexa, P O Box 14081, Lenexa, KS 66285.

Also, please note, that if any household has not paid their dues by June 1st, a late fee of \$10.00 will be added for each month past June 1st.



OV-L Board Updates -

Second Quarter:

The board did not hold an in-person meeting during the second quarter. While we did not meet in person, we continued working on some important items during this quarter.

- ❖ **Possible Walking Path Crossing on 84th Terr** - This issue has been circulating through the board for a short time. A board member reached out to the city of Lenexa and had a study done to assess the need for a speed reducing structure to be added to the 84th Terr crosswalk. This will be an ongoing discussion with the board to ascertain viability and cost. We will keep residents updated as this discussion continues and possibly send out an email to gauge the Oak Valley community's interest. If it is deemed necessary to move to the next step, it will require a special session vote or wait until the annual meeting. It's a larger task so it will take some time.
- ❖ **Legal Beagle Items** - The OV-L treasurer has completed all required legal items for the 2025 year. A big shoutout to Mark for doing this. That is a fairly daunting task when you have to do this work in the middle of doing your personnel items during the same time. Thank you Sir.
- ❖ **Community Standards** - As you may have noticed, there has been a consistent stream of new residents coming into the neighborhood. With this, there has been plenty of questions on new fence builds, landscaping and general spruce up ideas. The board has fronted a good number of questions while the new residents get settled.

Outside of the HOA we had a great community event working amongst the neighborhood.

- ❖ **The Mill Creek Cleanup (MCC)** - There was a small group outside of the HOA that came up with an idea that they started planning in early spring. There was an amazing amount of interest in this project and it was really fun to be involved in this. There were a large number of households that said they would be interested in spending an early summer morning walking the creek and picking up trash. During the communication, there was a reach out to the city of Lenexa, and they responded brilliantly. The city made a

Oak Valley Activities 2025 -

Please feel free to reach out to me if you ever have any ideas for activities or would like to host an event. We are always looking for great ways to get together!

- ❖ **Social Nights/Wine Tastings** - This year's wine tastings have hit a brilliant stride. We've had a couple of wine tasting nights, with more planned in June and December. Please let me know if you'd like to host this fun event!
- ❖ **Easter Egg Scramble** - Thank you to everyone who attended the Easter Egg Scramble this year. We had our largest turn out yet. A huge thank you to our board member, Larry, who provided all the yummy snacks!
- ❖ **Block Parties** - Our next block party is currently being planned. The date has not been finalized yet, but we are looking at a late July - early September date. This year's block party will be held at the Bois D'Arc park at 88th and Lackman. We are planning to rent out 4 pickleball courts and the shelter. More details will be coming soon.

Leaf Pick up and Bulky Item Pick Up Dates 2025 -

KC Disposal is contracted to pick up our yard waste all year round. The maximum amount of bags during off season is 6, and the maximum the rest of the time is 10 bags.

Our trash service offers (3) one-item bulky pick-ups per year. These dates are:

- Thursday, March 27, 2025
- Thursday, June 26, 2025
- Thursday, October 30, 2025

If you require a bulky item pick-up outside of these dates, you can call KC Disposal and set this up for a charge to your household. 816-388-9739

Please remember that any trash or recyclable material that does not fit into the can provided to you must have a KC Disposal sticker added to it. These can be ordered by calling KC Disposal.

A quick note - These guys have a job that requires them to finish a route. The faster they can get through that route, the faster they can go home. We can help them by ensuring there is a space between the trash and recycle can when we place them at the curb. When they are placed right next to each other it slows them down as they have to maneuver carefully. Please be courteous and create

Lawn Maintenance -

Did you know that homeowner's not taking care of their lawns and causing property values to decline are one of the most common complaints the Oak Valley board receives? There can be a varied amount of reasons a homeowner is struggling to maintain their yard/lawn. It's possible someone has just purchased a home in our community and inherited a lawn that already needed a lot of care. Maybe the homeowners have had medical issues, or simply gotten a bit older and are overwhelmed by the task. It's possible that new owners are not used to our Midwest lawn needs and would love a little guidance.

This message is to reach out to our homeowners who are currently struggling with yard/lawn issues and could use a helping hand. I implore you to email our Oak Valley Board at ovhoa18@gmail.com and let us help out. Maybe you just have a few questions, or looking for a few references for a company to come in and take this chore off your list. Maybe you have one or two large jobs on your hands and could use several helping hands or you'd like to know the names of a few kids in the neighborhood who need a great summer mowing project. Maybe you are so overwhelmed that you're not even sure where to start.

Please send us an email and we will either meet with you and find out your needs, or coordinate with you to set up help getting your lawn care needs moved in the right direction. We'd love to nip this

School's Out for Summer!!

This is a quick reminder that more kids will be out and about for the summer break. Please keep an eye out for our most valued members of the community as they do what kids do best - run, dart around, ride bikes, chase each other between parked cars and across the street, chase after loose balls in the street, walk their pets, and generally, enhance our every day lives with their laughter and

Storm Awareness -

Severe weather is possible in Johnson County throughout the year. Johnson County may experience severe weather at any time of the year. In our community we have the possibility of dealing with any of the major events (Tornado, Lightning, Hail/Wind, Flooding). A couple of tips to remember:

- **Tornado Safety** - Tornadoes are prevalent throughout the Midwest, especially in Kansas, and they can bring wind speeds of more than 200 miles per hour. Pay attention to tornado watches and tornado warnings and know where to take shelter – whether it's a basement or windowless interior room. Kansas experiences 2 tornado seasons (end of Feb - July and late Sept - mid Nov), we are currently in our first season. Please do not let your guard down as Fall approaches and we enter our 2nd tornado season.
- **Flooding** - Turn around, don't drown – a car can quickly get swept away if you make the mistake of driving into floodwaters. Move to higher ground or evacuate if you have to.
- **Wind and Hail Safety** - Stay indoors and away from windows to stay safe from these types of severe weather.
- **Lightning Safety** - Thunderstorms can create a variety of severe weather, one of the most dangerous being lightning. Remember, when thunder roars, go indoors – a sign of thunder means lightning isn't too far behind. Avoid using electronic devices connected to outlets during a thunderstorm and watch for fallen power lines and trees.

In Johnson County, the outdoor warning sirens are owned and maintained by the local jurisdictions. However, Johnson County Emergency Management has the primary responsibility of activating those sirens. The sirens are only activated for a tornado warning. If you hear these sirens, take shelter immediately and look for additional information. Please remember that outdoor sirens were not created to be heard indoors, only outdoors. Please monitor inclement weather indoors using your radio, television, or sign up with Notify JoCo (see below).



These sirens are tested on the first Wednesday of each month at 11 a.m.

Notify JoCo is also an excellent source of information, a free mass notification system sending text alerts to Johnson County residents in cases of emergencies – including severe weather events. <https://www.jocogov.org/department/emergency-management/emergency-alerts/notifyjoco>.

Please remember that after everyone is safe and accounted for and the emergency is over, if your

Even in a heat wave, don't overwater your plants -

With the Dog Days of Summer bearing down on us, please be aware of overwatering.

Proper watering is key to helping plants thrive. There are so many opinions on when and how much one should water but it is proven that excessive watering is one of the leading causes of issues in the home landscape. This issue can be a problem even during prolonged dry spells. A condition known as root rot develops and there are a number of plants that can be impacted.

The symptoms of this disorder can be confusing. People see plants that are wilted and yellowing, with stunted growth, and they naturally think the problem is lack of water — so they water more! Unfortunately, the causes of root rot, a few species of fungi, are very aggressive pathogens that thrive in wet soil.

Chances are, the plant has been overwatered, the soil drainage is poor, or both.

One tip suggested to test for soil for drainage and quality is to dig a hole a foot or so deep and about a foot wide. Then fill it with water. According to a couple of websites the water should seep into the soil within eight hours or less.

A couple of websites mentioned that the best way to water outdoor plants is to water thoroughly and ensure that the moisture penetrates deeply into the root growth below. Once or twice a week is enough for most plants.

Do, however, avoid light watering that gets the top layer of the soil wet but does not penetrate 3 or 4 inches. People often overwater simply out of habit or because the top layer of soil is dry. Check the soil occasionally to determine if the plant has adequate drainage and is getting enough water.

To do this, dig about 6 inches down to determine the moisture content, but avoid going into the root systems of plants; instead, dig around them. If the soil is dry and powdery that far down, it requires watering. Well-watered soil will stick together when it's pressed into a ball.

Check new plants for disease before planting

Another key to preventing root rot is carefully checking new plants before introducing them to the garden. Contaminated soil is another way that pathogens or diseases can be introduced. Take one or two plants out of a flat of bedding plants and closely examine the roots.



City of Lenexa - City-Wide HOA Meeting -

This past week the board had the opportunity to meet with city official during an HOA Outreach that is put together by the city of Lenexa on an annual basis.

The meeting was very informational with the 3 main topics being:

- Road Maintenance
- Sewer Upgrades
- Emergency Response

Updates were given on a general timeframe of when and where road and sewer upgrades would occur. OV-L has already had our sewer and road repair completed a few years ago so our community will not be impacted by either of these.

During the Emergency Response portion the speaker made a very good comment that, as a community, it would be a good idea for us to consider Urbanized Preparedness, which FEMA and WHO both advocate. A quick summary of this concept is, in the U.S., when disaster strikes we know help will be on the way, but it takes time. Organizations ask that each State and City have some plan that will allow for supporting themselves for at least 72 hours before major help arrives. The speaker made the point that being in an HOA is likened to a micro community. If each smaller community prepares itself and this pyramids up, the strain would be lessened as the assistance rolls in.

If each of us takes the time to prepare individually while also knowing which residents in our community have access to generators, chainsaws, extra pet food or water, and especially those neighbors who know how to perform first aid we, as a community, can weather the emergency a little stronger.

It was a good concept, and I wanted to pass it along.

One other thing came out of this meeting as well that was not part of the agenda. Out of the 60 registered HOA's within Lenexa (there are more but they aren't registered), there were roughly 15 represented at this forum. When the meeting ended and it moved into open chat, the officials made the point that it was nice to have the showing that came. HOA boards are becoming obsolete. Many are moving to a management group run HOA. The officials that were speaking were saying that it is getting harder and harder to integrate with Lenexa's HOA due to this and that they actually miss being able to deal with an actual individual from a community within their city.

The board members that were there were certainly active, and it was great to hear each and every one of them discussing their community's concerns. It made me realize how lucky OV-L is to have a board with local residents as members as I don't believe a management company would come close to listening to the community or actively advocating for its best interests.