

LINN VALLEY NEWS

BOARD OF DIRECTORS

David Freer – President Randy Bowden – Vice President
Lee Eisenhauer – Director Leonard Gorter – Director
Raymond Moore – Director
LVLPOA Website: www.lvlpoa.com
Office: 913-757-4591

GENERAL MANAGER

Pamela McCoy
TREASURER- Jim Chambers
SECRETARY – Robert Burns
LVLPOA Internet Address: lvloffice@lvlpoa.com
FAX: 913-757-2991

5174 Linn Valley Avenue, Linn Valley, KS 66040

Fall 2006

Linn Valley Lakes POA

PRESIDENT'S LETTER

Many positive things have been accomplished in the last one and one-half years. However, there are still many more tasks to accomplish in the near future. Everyone wants better roads, new street signs, fewer unsightly areas, better services, more security, and our water plant is going to need a major upgrade soon. All of these items have one thing in common; they all take money to accomplish.

The money to operate Linn Valley Lakes comes from only one source, the maintenance assessments we all pay each year. In researching the income of the association we found that there are a substantial number of property owners that are past due on their assessments, about 1200 that owe over \$1.3 million. That means that on an average, these 1200 are three plus years in arrears.

This board is committed to resolving this issue and has placed it as a top priority. As a first step we have updated the maintenance assessment policy as follows:

MAINTENANCE ASSESSMENT POLICY – Adopted September 2006

Maintenance assessment statements shall be mailed twice a year, in December and June. The December statement is due January 1 and is past-due February 1. The June Statement is due July 1 and is past-due August 1.

If not paid within 30 days after the past-due date, a 0.5% per month interest charge will be assessed.

Any account that is 60 days past-due may be turned over for collection. Fees charged by the collection agency will be added to the amount owed the association for assessments. Any account that is one-year past due may be subject to foreclosure litigation.

Property owners may pay their assessments 1) annually (recommended), 2) semi-annually, or 3) monthly.

Note that we will be charging interest on past due accounts (a normal business practice), accounts will be turned over for collection earlier than in the past and if unpaid after one year the account may go into foreclosure. This may seem harsh to some but remember, we are a business and we should operate like one. It's the only way we can accomplish the tasks needed for a better Linn Valley Lakes.

David Freer
President – Board of Directors

LOT NUMBERS ARE REQUIRED

All property owners are required to display the lot number prominently on their home or camper. These numbers should be at least 4" in height and easily read from the street. Failure to do this could result in service not being provided by maintenance and would make it very difficult for emergency personnel to find your location.

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**GOLF COURSE RESTAURANT
FRIDAY SPECIALS
To begin on October 6th**

Beginning the first Friday in October, the Golf Course Restaurant will begin serving a special dinner from 4 pm – 7 pm. If this venture is successful, each month's specials will be posted on our website.

October's specials are as follows:

- 6th - Chicken Fried Steak
- 13th - Roast Beef
- 20th - Spaghetti & Meat Balls
- 27th - Fish Platter

Prices will be announced at a later date.

The regular restaurant hours are:

- Monday 11:00 am – 2:00 pm
- Tuesday 11:00 am – 2:00 pm
- Wednesday 11:00 am – 2:00 pm

**TACO THURSDAY
11:00 am – 7:00 pm**

- Friday 11:00 am – 2:00 pm
- NEW FRIDAY SPECIALS**
4:00 pm – 7:00 pm

**WEEKEND HOURS
Saturday & Sunday
7:00 am – 6:00 pm**

All you can eat breakfast til 11:00 am
(All times are subject to change)

**CHRISTMAS TREE LIGHTING
CEREMONY**

The Christmas Tree Lighting will be held at the Community Center, by the front gate, on November 26th at 7:00 pm. The program will include our local children's dance group, The Starz, and the Prairie View High School Choir. The Linn Valley Band will provide Christmas music before and during the program.

Following the program, cookies, coffee and hot chocolate will be served and time for visiting with friends and neighbors. Each family is encouraged to bring a plate of their favorite Christmas cookies or treats to share.

**LINN VALLEY COMMUNITY CHURCH
LUNCHEON & AUCTION
OCTOBER 28TH**

Lunch will begin being served at 11:00 am.

The menu will be:

- Chili or Soup
- Crackers
- Pie
- Coffee or Tea

The auction will begin about 12:30 pm. There will be crafts and bakery items for auction. Auctioneer will be Shellie Miller assisted by Wes Miller.

All proceeds will go to the Linn Valley Community Church for its on-going ministry to our community.

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NEW STREET SIGN PROJECT

The City of Linn Valley will purchase street signs and posts for the main loop in Linn Valley and the POA will provide the labor for installation. Volunteers would be appreciated to help with the installation of the posts.

FALL RECREATION ACTIVITIES

***** NEW DATE *****

Saturday, October 14th

Family Fun Night @ Shelter House

6 pm – Pumpkin Decorating

7 pm – Weiner Roast & Hayrides

Saturday, October 28th

Tailgate Trick or Treat @ Clubhouse.

Vehicles line up around the parameter of the Clubhouse parking lot. The Fire Department and Police Department will be in attendance for the children to see the fire trucks and police cars.

Hayrides will begin at 6 pm.

Saturday, December 9th

Deadline for Home Decorating "Tour of Lights" Sign-up. Residents can enter their homes for judging and viewing with holiday decorations (outside only). A committee will judge the three best decorated.

Saturday, December 16th

9 am – 2 pm – Children's Christmas Shop

@ Clubhouse lower level.

10 am – Santa's Arrives

@ Clubhouse upper level.

Refreshments will be served.

7 pm – "Tour of Lights"

@ Clubhouse. Three top prizes of a ham basket each will be awarded for the best decorated. Cookies, Hot Chocolate and Coffee will be provided. Maps will be available to tour and view the entries.

Our local dance group, The Starz, will be providing entertainment for the program.

Sunday, December 31st

8 pm – 12:30 am – New Year's Eve Dance

@ Clubhouse lower level.

*****NOTE***** The Recreation Committee would appreciate any donations of new or nearly new items for the Santa Christmas

Shop for the children. This shop allows children to shop for their parents, teachers, siblings, grandparents, etc., in a shop where nothing costs more than \$2.00 and they can get help in wrapping all gifts before leaving the shop.

If you have any such items to donate, please contact Lee Eisenhauer @ 913-757-2958 or Cindy Wempe @ 913-757-3138.

DEADLINE DATE – DECEMBER 1

To register as a candidate for the 2007 Board of Directors election

It is rapidly approaching that time of year for any property owner that is interested in running for election to the Board of Directors to submit a resume to the Nominations Committee. There is one position to be filled at the 2007 Annual Membership Meeting. The position is currently being held by Leonard Gorter.

December 1, 2006 is the deadline for receipt of resumes from candidates. Resumes must be submitted to the Property Owners Association Office at ATTN: Nominations Committee, 5174 Linn Valley Ave., Linn Valley, KS 66040 or they may be left at the office by 5:00 pm on December 1, 2006.

The Nominations Committee will schedule interviews with each prospective candidate. The 2007 Annual Membership Meeting will be held on February 24, 2007, 10:00 am at the Clubhouse.

NEW BOAT RAMP DOCK

A new dock has been placed at the boat ramp on the main lake. This dock is to be used only as a temporary, no overnight, dock. This will hopefully assist boaters when loading and unloading their boats and personal watercraft.

**NEWS FROM
THE CITY OF LINN VALLEY**

Wilma Watson has been appointed as the new Code's Enforcement Officer for the City of Linn Valley. Wilma will be working to correct violations to the city's adopted Nuisance Ordinances. Officer Watson will be issuing letters and citations to those in violation. An example of one of the ordinances concerning nuisance violations is Ordinance #60. This ordinance states that junked, wrecked, dismantled, inoperative or abandoned vehicles affect the health, safety and general welfare of the citizens. It shall be unlawful for any person to maintain or permit any motor vehicle nuisance within the city.

- (a) a motor vehicle nuisance is any motor vehicle which is not currently registered or tagged pursuant to K.S.A. 8-126 to 8-149 inclusive, as amended; or parked in violation of city ordinance; or incapable of moving under its own power; or in a junked, wrecked or inoperable condition.

A copy of Ordinance #60, in its entirety, or any of the Nuisance Ordinances can be obtained by contacting the City Clerk at City Hall during office hours. Office Hours are:

Monday 8:00 am – 12:00 noon
1:00 pm – 4:00 pm
Tuesday 8:00 am – 12:00 noon
Wednesday 8:00 am – 12:30 pm
1:30 pm – 3:00 pm

Phone: 913-757-2926

City Clerk – Joyce Virgin

MAYOR'S CHRISTMAS TREE FUND

This fund provides for those in need in Linn Valley. In the past, we have provided water and/or sewer service, food, Christmas gifts, toys and other need that we could meet. This fund is entirely supported through donations. If you are interested in donating, please contact Joyce @ City Hall or Ann Keffer @ 913-757-3048.

LINN VALLEY NEWS

LINN VALLEY LAKES POA
5174 LINN VALLEY AVENUE
LINN VALLEY, KS 66040

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