

Morningview News

www.morningviewhomes.org

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2006

Morningview Calendar

May 17—20, 2006
Association Garage Sale

September 26, 2006
Association Meeting

November 28, 2006
Association Meeting



Chris Cakes, Raffles, Games and Door Prizes!! A great time was had by everyone at the first ever **Pancakes For Dinner** party hosted by the Morningview Homes Association on April 7th!

2006 Association Officers

President
Lori Olson 648-7662

Vice President
Jami Lobdell 341-8587

Treasurer
Jason Showalter 262-7765

Secretary
Vicki Redler Chervitz 341-9081

Treasurer's Assistant
Brian Hogsett 322-7878

Board of Directors:
Kelley Tuel 322-6592
Judy Hile 649-8901
Bill Elvin 652-0189
Ursula Casida 648-3902

Newsletter Editor
Terri McManus 481-8538

Website Manager
Scott Kirmer 381-2839

J.C. Lawn Care and Landscaping
Six Years Experience/Reliable
Call John Mairs
He lives in MHA on Benson
897-5885 or 406-3004

Patriot Lawncare
America's Lawncare Professionals
Residential & Commercial
Call Todd Mills
He lives in MHA on Grandview
626-6815 or 909-5303

GARAGE SALE

**The annual Morningview Homes Association Garage Sale will be held
Wednesday May 17, 2006 through Saturday May 20, 2006.**

A flyer is being prepared that will be available to customers at each participating home and ads will be placed in the KC Star and The Sun newspapers. The flyer will include a map of our subdivision marked with the participating homes. The flyer will also list the addresses, dates, times and a general summary of sale items at each home. To have your home listed on the flyer, call Judy at 649-8901 between May 1st and 14th and leave a message with your Name, Address, Phone Number and list of items for sale. View a list of homes and items for sale online at www.morningviewhomes.org/GarageSale2006.htm

Here are some guidelines to follow from the City of Overland Park regarding garage sales in general

- ◆ A residence may hold two sales per one-year period. No permit is required
- ◆ A sale may last no more than four days each time.
- ◆ Items for sale must be placed in the garage or driveway of your residence. Items may not be displayed in the yard or within 30 feet of a curb.
- ◆ Each residence is allowed one sign at the location of the sale for each street frontage on that property. It can have a sign face up to eight square feet in size and can be used during the days of the garage sale and up to three days prior to the sale.
- ◆ You may place signs in other locations pointing to your garage sale provided that these signs are located on private property and that you have obtained permission for placing the sign from the property owner. To be on private property, signs must typically be one foot behind the sidewalk or approximately 11 feet back from the curb of the street. These "pointer" signs are limited to three square feet in area and are allowed only during the days of your garage sales.
- ◆ Signs are not permitted in street medians, in public parks, or at highway interchanges.

Treasurer's Update: Annual Dues for 19 homes remain unpaid for this year! 8 on Grandview, 4 on 97th Street, 2 on Eby, 2 on 98th Terrace, and one each on Benson, England and Kesler. 5 homes still owe dues from prior years. We are in the process of placing liens on all homes for which 2005 dues have not been paid and that have not made payment arrangements. If you are delinquent and would like to avoid having a lien placed on your property, please contact Brian Hogsett at 322-7878 to make payment arrangements.

A Big Thank You to all the residents who pay their dues on time. It is greatly appreciated by your neighbors. Residents who do not pay on time may cause dues to be increased in the future.

Tenants say Center Needs Help

March 2006

Excerpts from The Kansas City Star By SARA

STITES. Hoping for a turn-around, Tri-Land Properties Inc., the company that owns Cherokee South, plans renovations that could begin by late spring. Tri-Land specializes in reviving struggling shopping centers, leasing representative Matt Pauli said. The company purchased Cherokee South in 2004. The center's retail space is now about 60 percent occupied, Pauli said. Hugh Robinson, Tri-Land executive vice president, said redeveloping shopping centers usually get worse before they get better. "We bought the center knowing it was going to become more vacant," he said. "It was only a matter of time." Robinson said that happened even sooner than expected. However, he said, there's an upside: the open space offers flexibility for redevelopment.

Robinson said Tri-Land doesn't want to force anyone out but that revamping the center necessitates increasing rent, which may prevent some shops from renewing. "We're buying it with the intention of investing a lot of money," he said. "And so I really don't see any choice but that rents will have to follow suit." Plans aren't finalized, but Robinson said Tri-Land's tentative plans look more like a face-lift than reconstruction. New buildings might be considered depending on tenants, he said.

The company has met with the city but hasn't submitted plans, said Bob Lindeblad, Overland Park's manager of current planning. Depending on the extent of changes, the city's redevelopment guidelines may apply. Parking-lot landscaping is among requirements for major overhauls. Since centers aren't required to have as much parking as they used to, the city would allow, and even encourage, new buildings or additions, Lindeblad said. "There's several possibilities that could happen on that corner," Lindeblad said, later adding he was glad to see steps toward improvements there. "It has lots of potential."

Lori Olson, Morningview Homes Association President, has contacted the owners of Tri-Land Properties to suggest that the local residents might be interested in seeing the following businesses move into our neighborhood.

1. Cold Stone Creamery, Sheridan's, Dairy Queen, Baskin Robbins or some type of ice cream place
2. Bravo - Italian Restaurant
3. O'Dowd's Irish Pub
4. Granite City - bar and grill
5. CJ Banks - Women's clothier - the closest one is in North Kansas City.
6. Famous Footwear, Payless - some type of shoe store
7. Bagel or Donut shop
8. Small hardware store

It's clear our residents are not interested in another discount store. Residents were also dismayed at the two check cashing businesses that have recently moved in on the other corners of 95th & Antioch.

"Let us see what develops over the next 3 months. They are searching for an anchor store now. "

Donna Owens
Overland Park Council, Ward 3

*** Developing New Ideas ***

Representatives from the City of Overland Park will be there along with over 32,000 attendees who are expected during the **International Council of Shopping Centers' Spring Convention**, May 21 - 24, 2006 at the Las Vegas Convention Center, Las Vegas, Nevada. The convention provides shopping center owners, developers, architects and designers with an opportunity to showcase leading edge design concepts for retail and shopping venues.