

Morningview News

www.morningviewhomes.org

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The next Morningview Homes Association meeting HAS BEEN CHANGED TO THURSDAY, SEPTEMBER 25, 2003 at the Valley View United Methodist Church, one block East of Antioch, North side of 95th Street. The meeting will start at 7:00 pm and include a VOTE on the below Proposed Changes to the MHA By- Laws.

Child Care will be provided during the meeting; please RSVP to Rachel Elvin at 652-0189 or relvin@everestkc.net by Sept. 21 with the number and ages of your children so that adequate supervision is secured.

The only Agenda item will be the discussion of the Proposed Changes and the VOTE. The Committee has invested a lot of time, effort and research in making these changes as reasonable as possible in keeping with the overall theme of "Let's Keep Morningview Nice". None of the Board and Officers want or intend for these changes to affect very many people. We merely want to have some recourse with residents who are blatantly inconsiderate of others and with properties whose overall maintenance is so far below standards that it is affecting their neighbors' property values and/or the image of the entire neighborhood. A draft of procedures for assessing fines and other related fees has been outlined and will be published on our website : <http://www.morningviewhomes.org/> for viewing or printing and they will be available at the meeting.

We realize that all homeowners must follow the City of Overland Park ordinances, but it is frequently difficult for the City to enforce certain violations. Many of the items below simply reinstate what current codes are. We also reviewed other homes associations' restrictive covenants and you can be assured that our Proposal is very lenient.

The proposed changes would include forming of Home Maintenance Committee that would jointly make decisions and help facilitate discussions between neighbors to ensure the better good of the surrounding area and the entire Association.

The beneficiaries of these changes are all of us - stable or increasing property values by "weeding" out or penalizing those owners or landlords who are negligent in maintaining a minimum standard of upkeep. Also, any moneys collected from violators would be pooled into a separate fund to be distributed by the Home Maintenance Committee as they see fit - to help elderly or financially troubled families with their properties or plant flowers around and improve the three Morningview signs.

Please read ALL of the enclosed information before you form an opinion and make yourself notes or questions. You are welcome to e-mail your comments in advance to morningview@email.com and we will attempt to address them. According to the current By-Laws, each owner receives one vote and it can be made via proxy, but not via mail. At the meeting, residents are encouraged to ask the Committee any questions they have before the VOTE is taken.

Please bring this copy with you to help us keep printing costs down. We look forward to seeing each of you there on THURSDAY, SEPT. 25.