



In & Around Pinebrooke

PINEBROOKE CONDOMINIUMS' COMMUNITY NEWSLETTER • OCT 2012

Upcoming Events

October Board Meeting
Tuesday, Oct. 16
Fall Homes Tour, Oct. 21

Board of Managers

President
Lynda Raner
913.831.2097

Vice President
Margaret Womack
913.642.8202

Treasurer
Dick Miller
913.648.8423

Secretary
Nick Biby
913.961.4663

Members
Steve Brock
913.940.7744
Dan Chambers
913.649.1492
George Deeg
913.634.6116
Davida Pessen
913.383.1843
Libby Troxel
913.302.0196

Property Management

Hait & Young
11411W. 87th Terrace
Overland Park, KS 66214
913-890-2300

Property Manager:
John Young

Accounting:
Tina Lybarger

Committees:

Administration
Nick Biby, Chair

Budget & Finance
Nick Biby, Chair

Buildings
Steve Brock, Chair

Communications
Lynda Raner, Chair

Grounds/Landscaping
Margaret Womack, Chair

Social
Libby Troxel, Chair



Homeowners' Association Updates

FALL HOMES TOUR SCHEDULED FOR SUNDAY, OCTOBER 21

The Social Committee has organized a Fall Homes Tour to be held between 4 and 7 pm on Sunday, October 21.

Pinebrooke has 10 different floor plans, and each homeowner brings their own sense of style to the interior. This past summer, we had a chance to tour some magnificent gardens in the community. Now is your opportunity to see interiors as your neighbors share their décor, decorating ideas, and remodeling projects. If you haven't yet signed up to open your home, contact **Libby Troxel** at 913.302.0196.

We will meet as a group at the intersection of 102 Court and Foster at 4 pm. See you there!

**MARK YOUR
CALENDERS**
For the Fall Homes Tour
Sunday, Oct. 21



Neighborhood News

LANDSCAPING UPDATES

Take a close look at the landscaping of the Conser islands, the entrance to the Gardens, and the Clubhouse entrance. Our landscaping company has completed some of the most outstanding landscaping Pinebrooke has ever experienced. Now that the concrete benches have been installed in the second Conser island, take advantage of this great fall weather. Walk over and then take a break on one of the two benches. A very pleasant and calming experience.

GARDEN MAINTENANCE

Whether you're a Master Gardener or novice weed puller, we could use one or two more volunteers to keep our new landscape areas looking their best. **Margaret Womack**, Chair of the Landscape Committee, has enlisted the help of several Pinebrooke residents to help in the weeding and upkeep of our common areas, but we could use more volunteers. If you have an hour or two a month to help, contact Margaret at 913.642.8082, and help keep the Pinebrooke grounds weed free.

LAWN MAINTENANCE AND OVERSEEDING

Landworks has just completed the aeration and overseeding of the entire property. PLEASE help ensure that this investment pays off by watering the lawn areas near your unit. Thanks!

GARDEN AND LAWN WASTE

Our HOA dues include the pickup of yard debris at the curb on Fridays, along with other waste. Please place limbs and debris in the brown paper bags made for that purpose, and set it at the curb along with your trash and recyclables. Yard waste left in common areas is no longer on a scheduled pickup.

Pinebrooke Website

Visit the Pinebrooke website for additional issues of the newsletter, resident directory, and important announcements.

❖ **No Computer?** You can always contact the Haith & Young office at 913.890.2300.

Meeting Minutes

Missed the last meeting? Don't worry! View past meeting minutes on the HOA website. Meeting minutes are available for the past three years.

Contact Us

Need to ask a question or report a concern/problem? Log on to our website at www.pinebrookecondo.com and click the **Requests** link.

Remaining Board Meetings for 2012

The Board meets on the 3rd Tuesday of each month.
Upcoming meeting:

Tuesday, Oct. 16
Tuesday, Nov. 20
Tuesday, Dec. 18 (tentative)

All meetings convene at 7:00 pm at the Clubhouse.

Call the Police!

If you are alarmed by strange people on the property, or perhaps see something that just doesn't look right, don't call a Board member to intervene. Call the police by dialing 911 and report the incident. Thanks!

Rules Roundup – Rule #13

Except for entrance and exit, all garage doors are to be closed at all times. Trash and recycling bins may be placed outside only after 6:00 p.m. of the evening prior to the day of collection.



The Importance of Condo Insurance

Condominium insurance is unique, in that it is a hybrid of traditional homeowner's insurance and the rental insurance that you might have in an apartment.

Your HOA fees cover insurance on the building itself, with replacement cost as it was originally constructed. The fees also cover flood insurance, if required for your building according to FEMA's latest flood map. However, to be completely covered, you must purchase a Condominium Insurance policy. This coverage will insure you for the following:

- **Association's Deductible of \$10,000.** The Association's policy has a \$10,000 deductible. Your policy should cover your liability should your actions cause damage to your property or to the property of other. Pinebrooke's insurance carrier would look to you to pay the \$10,000 deductible. This liability insurance would cover your exposure.
- **Upgrades to your unit.** If a disaster were to damage or destroy your unit, the Association's policy would pay to have it rebuilt as it was originally constructed, taking into account current building codes. That means that floor coverings, countertops, cabinets, installed appliances, and other components would be replaced with materials and equipment similar to the basic cabinets and countertops, vinyl flooring and basic carpeting, and low-end white installed appliances of the original construction. If your unit includes upgrades to any of those components, you should purchase insurance coverage for this exposure. The amount of coverage needed is dependent upon number and type of upgrades in your unit.
- **Personal Property.** You should purchase coverage for your personal property, similar to a rental policy. The Association's policy does not cover the contents of your unit in the event of damage or disaster. Again, the amount of coverage needed is dependent upon the value of your possessions.

Consult with your insurance agent about this coverage. Make sure you get appropriate coverage; many carriers offer special Condo coverage which is designed to address the specific issues above. It is considerably less expensive than homeowner's insurance but is vital to insure your property, your liability, and your investment. If you have questions about this coverage, contact the Property Manager, who can put you in touch with the Association's insurance agent.



Advertisements

Experienced Real Estate Broker/Sales Person with Reece and Nichols; long-time Pinebrooke resident. Call Pat Bradley, 913.648.7449 or 816.806.9800.

Patio Door Repair – Need new glass or rollers for hard-to-open patio doors? Call Bob's Patio Door Repair at 913.262.9552.

Hard Wood Flooring – Expert installation of hard wood flooring done at a reasonable cost. Pinebrooke references available. Call 816.726.0406.

House cleaning including windows. Pinebrooke references. Call Shirley at 913.961.0066

Looking for an experienced realtor who is one of your neighbors? I've lived in Pinebrooke for a number of years and not only love it but believe in it which is a Must. Call me at 913.909.8939. Rebecca Creek

Long Term Care Insurance – Learn the myths; get protection from retirement's most devastating threat from a Certified Senior Advisor resident. Free "Recipes of KC" book. Call Jim Martin at 913.679.7929.

Chair caning - call 913.634.6116 for estimate.

Afraid of the dark...do you need some lighting? Courtyard, Back Patio and Landscape Lighting. Check out 10209 Foster to see how you can light up your courtyard. Call Dan at 913.371.1710 for a free consultation.



Parking Request

Some residents have been parking their excess vehicles in one of the parking lots near the Clubhouse or Gardens. When parking in the Gardens lot, please use the far east side of the lot rather than parking in the north lot or next to the buildings. Those spaces are the only parking spaces available to Gardens residents and should be left open for them. And thanks to those of you have made the effort to move cars off the street!



Business Spotlight - Indian Creek Shoe Repair

Some Pinebrooke residents may remember a business or shop that was in every town, no matter how large or small that town was, but a business that now is nearly extinct. The business was the shoemaker shop. And it meant exactly what it said – the person owning the shop actually did make and repair shoes. But even today, shoes wear out, especially that pair of shoes that fit just right and were so comfortable you never wanted to take them off. Sadly, those shoes were tossed into the trash can, never to be worn again.

Guess what, Pinebrooke residents, you're living in a community where the successor to the shoemaker, the shoe repair professional, is within walking distance of your home. Now you can save those favorite shoes, and a lot of other leather goods, which were destined for the trash barrel.

Vladimir Obroso, the owner of the **Indian Creek Shoe Repair**, has come to your rescue. His shop is located at **10328 Metcalf** just south of Jose Pepper's Restaurant in the Indian Creek Shopping Center. And it is within walking distance of Pinebrooke. His business is open Monday - Friday from 8:00 a.m. to 6:00 p.m., and Saturday from 9:00 am to 4:00 pm. His phone number is **913.381.6463**.



Vladimir is a native of the Ukraine where he and his family lived until 1995, when they emigrated to the United States through a Jewish relocation program. Vladimir and his wife have one son who is in his senior year at the University of Kansas. Vladimir's 97 year old mother also lives locally.

We are fortunate that a leather goods entrepreneur such as Vladimir is within our midst, since he is a professional orthopedic shoe builder. He repairs and rebuilds dance shoes, Vibram products, dyes and refinishes all types of leather, and repairs shoe zippers. Purses, handbags, belts, leather coats – they have all found a friend in Vladimir. And if your scissors need to be sharpened, he can do that too.

When Vladimir isn't working on a customer's shoes, he can be found playing table tennis. For us who banged the table tennis ball around the student union buildings during our college days, you won't want to challenge Vladimir, for he holds the National Table Tennis Champions trophy and the U. S. Open Table Tennis Championship.

Don't discard those worn leather items anymore, visit the **Indian Creek Shoe Repair Shop**, and say "Hello" to your neighbor, Vladimir. You'll be glad you did!