



Sunset Hill Neighborhood Association Newsletter

DECEMBER 20, 2020

FALL, 2020

SHNA Executive Committee

Officers

Gary Webber –
President

Matthew Paul –
Vice President

John White –
Secretary

Bill Arick –
Treasurer

At-large Members

Jesús Garcia
Dillon Heter

Marlene Merrill
Mariana Nieto

Chris and Betsy
Ostrander

Past President

Jeanne Pees

Contact Us

President

president@sunsethillna.org

785-312-4840

sunsethillna.org/



[Facebook](https://www.facebook.com/sunsethillna)

Notes from the 2020 Annual Meeting

SHNA Annual Meeting

September 22, 2020, 7:00 p.m.

Via Zoom Videoconference

Start Time - 7:06 p.m. 14 Households in attendance

- I. Participants: Bill Arick, Jon & Bonnie Dunham, Sheri Ellenbecker, Phyllis Farrar, Mike, Ann, & Lisa Goans, Nancy Hawkins, Marlene Merrill, Betsy Ostrander, Matthew Paul, Justin Runge, Christine Traner, Gary Webber, John White, George Wiley
- II. Welcome and introductions of the 2019 Executive Committee (Webber)
- III. Approval of 2019 Minutes (Webber) Webber moved to approve – approved unanimously.
- IV. Treasurer’s Report (Arick) – Arick reviewed the Treasurer’s Report. Follow link at left.
- V. New Business
 1. Thanks to Faye Hale for her 3-year service on the Executive Committee.
 2. Election of Nominees to SHNA 2020 Executive Committee (Paul)
 - a. The EC nominates Matthew Paul to serve an additional 3-year term
 - b. The EC nominates Marlene Merrill to serve an additional 3-year term
 - c. The EC nominates Bill Arick to serve a 3-year term
 - d. The EC nominates Dillon Heter to serve the third year of Eliza Darmon’s 3-year term. Eliza moved out of the neighborhood
 - e. Nominations from the participants - none received. Discussion regarding the election. Hawkins moved to elect slate, Webber seconded, slate elected unanimously.
 3. Summary of 2019 SHNA Executive Committee actions (Marlene Merrill – Review and highlight of accomplishments - discussed letters in support and/or opposition of Sunset Hills issues)
 - a. Worked with Lawrence Parks & Rec. to install a toddler playground in Ludlam Park
 - b. Volunteers cleaned Centennial Park 3 times, with Cub Scout Pack 3055 providing volunteer workers
 - c. Presented 8 Applause Awards and 3 Honorable Mentions for exemplary homes

Quick Links

Lawrence Police Department

Non-emergency Dispatch
(785) 832-7509

Neighborhood Resource Officers
(785) 830-7408

Report Traffic Safety Concerns
[Traffic Safety Reporting Tool](#)

City Code Enforcement
(785) 832-3111

[Request City Service Online](#)

Animal Control To report a loose or captured animal, call (785) 832-7509

[Chapter C City Code: Regulation of Animals \(pdf\)](#)

City of Lawrence
[City Information for Residents](#)

[Forms for Residents](#)

[Good Neighbor Ordinances](#)

[Snow Removal](#)

[Dispose of Hazardous Waste](#)

Sunset Hill Businesses

- Absolute Pawfection
- Acres Realty
- Advanced Health Center
- Alvin's Wine & Spirits
- Arcpoint Labs
- B. A. Green Construction
- Barnes Homes
- Beautiful Music

- d. Held Second annual SHNA Picnic at Centennial Park
 - e. Published a quarterly newsletter
 - f. Recruited a Treasurer for a three-year term
 - g. Donated \$50 each to Sunset Hill Elementary and West Middle School gardens
 - h. Worked with Public Works to advocate for street maintenance
 - i. Worked with Parks and Recreation to trim street trees on the 900 block of Centennial
 - j. Worked with West Middle school to eliminate traffic stopping on Crestline between Yale and Harvard for after-school pickup (largely unsuccessful)
 - k. Hand-delivered over 700 invitation flyers for 2019 Annual Meeting
 - l. Hand-delivered 32 "Welcome Neighbor" packets to new property owners
 - m. Attended monthly Lawrence Association of Neighborhoods (LAN) meetings
 - n. George Wiley – (Question what was 2nd church – Trinity and Christ Covenant)
4. Neighborhood Issues & Concerns – Common questions (Gary Webber – discussed Issues & Concerns)
- a. Westar power outages and interruptions – report outage by phone or online, report interruptions to Customer Service by phone. Report every occurrence.
 - b. Traffic safety concerns (speeding vehicles, vehicles running stops signs, making illegal turns, ailing to yield at crosswalks and other hazardous traffic operations) – Report concerns using the city's Traffic Safety Reporting Tool.
 - c. Noise – contact Lawrence Police Dept.
 - d. Drug or suspicious residences – contact Lawrence Police Dept.
 - e. City Services concerns (code violations, potholes, downed trees, parks issues, traffic signal, abandoned vehicle, and more) – submit request for service online at <https://lawrenceks.org/listens/>
 - f. Pet waste - City Ordinance 7125 requires owners of animals to remove waste and to be in possession of a means to remove waste when outside their property. Exception for physical disability of visual impairment. Minimum fine is \$10 plus court costs. Please be a good neighbor and pick up after your pets!
5. Items from participants
- a. Discussion of Crestline and Harvard at request of EC member Merrill. Webber reported that with school not meeting, efforts were on hold. Webber will continue to push for resolution of this safety issue.
 - b. Re-zoning of Yale & Crestline corner (rezoning request). Webber reported that rezoning request had little chance of success. Webber will participate in Planning Commission meeting. The EC will stay on top of this.

- Belltone Hearing Aid Center
- Biemer's BBQ
- Body Boutique
- Blue Cross & Blue Shield of Kansas
- Buckingham Palace Cleaning Services
- Busey Home Mortgage
- Capitol Federal Savings
- Capitol Agency Insurance
- Central Bank of the Midwest
- CEK Insurance
- The Chiropractic Element
- Chops Comics
- Chris Munk State Farm Insurance
- Christal K-9
- Color Studio
- Commerce Bank
- Connie K. Grob, Bookkeeping
- Conroy's Pub
- Cosmos Indian Store & Cafe
- Crimson & Brew's
- Dazzlers Christian Dance
- Econo Lodge
- Edie Insurance
- Empire Bar & Billiards
- Ernie Williamson Music
- Everest Liquors
- Excalibur of Westminster Hair Styling
- Family Psychological Services, LLC
- Family Therapy Institute Midwest
- Farm Bureau Financial Services
- The Fit Flavor
- Free State Insurance
- Free State Ride

6. Questions from the floor:

- a. Ellenbecker – Affordable Housing, does the SHNA support affordable housing issues? Gary offers for the subject to be brought to the Executive Committee for discussion. Sheri asks this to be brought to the committee.
- b. Additional discussion of housing and zoning within Sunset Hills.
- c. Discussion of open meetings and how to attend through communication with EC committee members.

7. Adjourn meeting: Motion by Goans, Second Ostrander, passes unanimously. Meeting adjourned at 8:10 p.m.

Notes from the Executive Committee Meeting

SHNA Executive Committee Meeting
 December 8, 2020, 6:30 pm
 Via Zoom Videoconference

In Attendance (quorum of 6 members present)

- Board Members; Bill Arick, Dillon Heter, Marlene Merrill, Matthew Paul, Gary Webber, John White
- Raney Group; Lance Adams with Adams Architects, Dean Grob with Grob Engineering, Jehren Raney with the Raney Group
- Community: Aakanchcha Raj, Vicki & Joe Douglas, Sheri Ellenbecker, Jeremi Lewis, D. Coffman, Mike, Ann, & Lisa Goans, Phyllis Farrar

- I. Presentation by Raney Group on the proposed mini warehouse at Yale and Centennial; questions and discussion. Started meeting at 6:35, community questions started at 6:50, Questions-comments ended at 7:35 p.m. [View a video recording of this presentation here.](#)
- II. EC Meeting
 1. Approve August 16, 2020 [minutes](#): Motion to approve Paul, Arick 2nd, passed unanimously.
 2. Treasurer's Report - Arick provided Treasurers Report, \$1,312.77 balance, 133 total members.
 3. Old Business
 - a. [LAN](#) update (Webber) – [LAN minutes here](#).
 - b. Update on Centennial and Ludlam Parks – Fall clean-up of Centennial & Ludlum was completed in October with 6 volunteers.
 4. New Business
 - a. Applause Award Winners 2020, to be announced in winter newsletter (Webber) – Applause Award Winners have been posted on [SNHA Web Site](#). The fall newsletter will be coming out shortly.
 - b. Carladyne Conyers contacted SHNA and asked for support for a 4-way stop at Harvard and Centennial. Webber helped her contact Dustin J. Smith, P.E. Senior Project Engineer, Municipal Services & Operations, who researched the matter and stated that traffic design standards did not support a 4-way at this intersection.

- Genstler Eye Center
- Orchards Executive Golf & Footgolf
- Goodcents Deli
- Great Plains Media
- Heartland Meat Market
- Hillcrest Laundromat
- Hillcrest Styling Center
- Hite Collision
- Hi-Q Massage
- In the Zone Pro Shop
- Ignacio's in Empire Bar & Billiards
- Iowa Massage
- Jade Garden Restaurant
- Jayhawk Nail
- Jayhawk Trophy
- Jazzercise Lawrence
- Joda & Friends
- John R. Hooge, Attorneys at Law P.A.
- Kansas Secured Title
- Kathy's Alterations
- Kobe Japanese Steakhouse
- Kwik Shop
- La Petite Academy
- Lawrence Center for Entrepreneurship
- Lawrence Family Vision Clinic
- Lawrence Shirt Factory
- Lawrence Suitel
- Lawrence Tattoo
- Leeway Franks & Butcher Shop
- Lewis Veterinary
- Linux New Media
- Living Financial Solutions Center
- Life Enrichment Center
- Manpower

- c. Proposal to change contents of new neighbor packet (Webber) – Webber proposed to move to a more “digital” format for “Welcome Neighbor” packet. Discussion on reduction of paper content was supported by all comments. Webber has produced a [“Community Resources” web page](#) that lists links to resources. He will continue to distribute scaled down packets with links to appropriate resources.
- d. Discuss plans for 2021 Annual Meeting (All)
 1. After some discussion, the EC tentatively decided to attempt an annual meeting in person late in September, combined with flyer distribution in August. If coronavirus restrictions do not allow in person meetings, we will conduct the meeting virtually, but still flyer the neighborhood.
 2. Need new EC members: Discussion on possible EC members – need two new members. We will need to nominate a slate in August.
- e. Discussion of affordable housing in Sunset Hill (Sheri Ellenbecker) Webber stated that Ellenbecker had contacted him and ask that the EC discuss affordable housing in Sunset Hill. Webber stated his support for more affordable housing in SH. General discussion was supportive. Webber suggested AH for the Raney project. Raney replied that he has considered affordable housing, but he needs to use his property to generate revenue. He also stated he might consider housing on the east lot if the project was successful.
5. New agenda items from participants: none
6. Set date and time for winter meeting in late February: Scheduled for Monday February 15, 2021.
7. Adjourn meeting: Motion from Paul, 2nd from Merrill.

SHNA works hard in your behalf, so please support us by [renewing your membership!](#)

What's Happening?

2020 Applause Award Results Are In!

Every year the SHNA recognizes neighbors who have enhanced their property's appearance and appeal through renovations, landscaping or other improvements. I am proud to announce that the 2020 Applause Award winners have been selected and their certificates presented. You may a map of 2020 AA winners on the [SHNA website](#).

Congratulations to all the award winners this year! Your efforts to improve your properties are greatly appreciated by, and act as inspiration to, your neighbors.



- Mediterranean Market & Café
- The Merc Co+op
- Midwest Property Management
- Muddy Waters Studio
- Munchers Bakery
- NAPA Auto Parts
- Optometry, F. J. Florey, O.D.
- Orchards Drug
- Phoenix Furniture & Home Goods
- Point A School of Dance
- Pops-N-More
- Prestige Hair Studio
- Property Management Services
- Quality Inn Lawrence
- Red Pepper Chinese Restaurant
- Reuschhoff Automobiles
- Dr. Robert Werner, Chiropractor
- Royal Crest Lanes
- Salon Renew
- The Scone Lady's Coffee Shop
- Scotch Cleaners
- Screen Express
- The Selection Autos
- Sew Forth
- Shelter Insurance
- Sizzors
- Sonic Drive-in
- Southern Accent Catering
- The Spectacle
- Stephens Insurance
- Stephens Real Estate
- Stoneback Appliance
- Stuart Chiropractic
- Sue Mulcahey, D.C., Chiropractor
- Sunflower Natural Pet Supplies

The Executive Committee again extends its heartfelt thanks to Joan Stone and her committee for viewing all nominees, selecting, and reviewing this year's winners. It gives me great pleasure to announce the

2020 Applause Award winners
reviews by Joan Stone

1026 Crestline Drive

This Mid-Century modern home sits regally on a hill overlooking West Middle School. The appealing updated mono-chromatic paint scheme of taupe with white accents is transforming. New gutters, environmentally friendly landscape, sweet touches of contemporary accessories, like planters, chair and yard art. The clover planting provides nutrients for the soil. Love the lighted house numbers! This house seems lighter and happy – so nice.

2801 Harvard Road

Can a garage door be gorgeous? Yes, they can! The hand-crafted doors have a natural stain, a showstopper. The clever design matches the architecture of the house and blends well with the new front steps and landing. The wider steps invite you to sit and chat. Applause!

2904 Westdale Road

The landscape design, vertical fence, upper deck with iron rails blend so well I will not be able to adequately describe all the updates. Practical and pretty... regrading, natural stone retaining walls, landscape, architectural details, the new modern mailbox compliments the new fencing. Cool play equipment! The functional rock steps create an inviting path down the sloped backyard. At the end of the journey is a charming tree lined creek. Well designed and well executed.

3057 W 8th Street

The attractive green door pops against the slate gray house. The new stacked stone retaining wall and horizontal stained wood landing reinvented the front entry. The solid base creates a unique wall of character for the entire home – well done ...

937 Madeline Lane

I first noticed the super-sized house letters. Simple, sleek and display as art on the wall, the white planter boxes and beams match and pull the package together. The dark charcoal color gives this home has a warm touch. Orange is one of my favorite colors, so the front door is a winner. I see an overhead structure on the South side of the home, creating function and a new outdoor space. Mature trees and a smash of fall color frame the home and yard, so pleasant.

901 Madeline Lane

A big dot of happiness! I have a fondness for yards full of children and toys. Any yard can have perfect flower beds, but 901 Madeline has fun! The corner lot sports a new fence protecting the babies from traffic and is scattered with

- Sunflower Rentals
- Sunset West Laundry
- The University National Bank
- VA Medical Center
- Virginia Inn Suites
- Waddell & Reed
- Walgreens
- Watson's Barbershop
- Wayne & Larry's
- Wakarusa Valley Credit Union
- Westside 66
- Yellow Brick Yoga

Sunset Hill Houses of Worship

- Christ Community Church
- Christ Covenant Church
- First Baptist Church
- Free State of Lawrence
- Immanuel Lutheran Church
- Saint Nicholas Orthodox Christian Church
- Unity of Lawrence
- West Side Presbyterian Church

Sunset Hill Parks

- Centennial Park
- Ludlam Park
- Quarry Park

Sunset Hill Schools

- Sunset Hill Elementary School
- West Middle School

awesome toys. The front door is a beautiful bright turquoise. Loved the pumpkin heads on the fence posts. Making memories, applause!

2603 Orchard Lane

A collection of large pine and cedar trees was recently removed from the front yard allowing the sun in and providing a great view of this home. The contouring bed that previously surrounded these substantial trees now features a new tree, several art sculptures and fresh landscaping. The fence has been replaced with a modern horizontal design. Flowers are always in bloom in one or more pots artfully placed around the yard. A new sidewalk welcomes you to an attractive back yard that has been carefully designed and arranged. Where is the wine?

1105 Crestline Drive

The giant pumpkin faces on the garage doors made me smile every time I passed this home. This summer, an addition to the side of the garage was added, it blends so well it looks like it was built with the original structure. A nice burst of color with the front porch chairs and matching house numbers. A yard full of children and toys give neighborhoods a charming order and established feel – happy.

1405 Lawrence Avenue #B

The fall color is stunning this year. A magnificent golden maple tree shelters this home creating a delightful entrance, tiered planting boxes, clever art sculptures and a relaxing porch bistro set. The porch is surrounded by artfully placed potted plants! Picturesque.

Raney Group Presents Hillcrest Warehouse Project

The Raney Group presented their proposed mini warehouse at the Executive Committee meeting on Dec. 8. In a 20-minute presentation, the owner, Jared Raney, and the project architect and engineer presented their vision for a “mini warehouse” at Yale and Centennial. They presented renderings of the building and promoted the low traffic nature of the business. [Click here to view a YouTube video of the 1-hour presentation.](#)



Participants asked questions for 40 minutes. Topics included:

- the size of the building and how it related to the surrounding residential districts,
- the need of businesses in the neighborhood to serve the neighborhood,
- the business profits only the owner. There are few employees, and few neighborhood residents will use the service,
- the number of separate storage units in the building, and
- the need for this type of business to be in a CS district, on a major arterial, not in the neighborhood.

The Raney Group plans at this point to proceed on this project. Whether they will continue to attempt to rezone this parcel or try instead to amend the development code is unclear. The Executive Committee will continue to monitor this proposal and email the membership when the next move is proposed.

Harvard Trench Culvert at Crestline Renovated

You may have noticed the recent storm water drainage repair on the west side of Crestline just south of Harvard. The Harvard Trench drainage ditch passes under Crestline here and had undergone significant erosion, to the extent that the culvert on the west side was undermined and threatened, and the sidewalk that passed over it was sinking. Lawrence Municipal Services and Operations excavated west of Crestline, extended the culvert much farther west, creating an area of level turf that buffers the sidewalk from the trench, and finished the culvert face to minimize erosion.

This is the second major improvement to this trench, following an electric power line upgrade last year. Thanks to the City of Lawrence for performing much

needed maintenance to this and other parts of the stormwater system. If predictions are correct and area rainfall becomes less frequent and more violent in years to come, we will need our stormwater management system to be in top shape.

Dillon's on Sixth is Getting a Facelift

SHNA received a letter from Dillon Companies, Inc. recently:

To Whom It May Concern:

A site plan is being submitted to the Lawrence-Douglas County Planning Office on 12/10/2020 for Dillon's Store #68 Façade Changes, located at 3000 W 6th St. in Lawrence. The proposed plan is for the addition of a pylon sign in front of the building, the replacement of the clay tile roof with a new standing seam metal roof, the addition of stone pilaster on the front elevation, staining the existing stone a new color, the addition of stone to the existing drive-thru columns, painting the building new colors, and updating the building and parking lot lighting to LEDs. Construction is currently scheduled to commence late spring, 2021.

This letter is being sent to all owners of property within 400' of, or a Registered Neighborhood Association encompassing, the proposed development described further in this letter. It is being sent for the purpose of informing the notified person and other interested parties about the proposed development. This letter is being provided solely to advise nearby landowners of the pending proposed development. This letter does not grant the recipient and/or landowners any additional rights to challenge this proposed development beyond those granted as part of the normal appeals process. For further information, contact Marc Breetz at 303-759-5777 or the Lawrence-Douglas County Planning Office at (785) 832-7700.

*Sincerely,
Marc Breetz, Principal, Architect
Naos Design Group*





This looks like a great improvement to this busy supermarket. Sunset Hill is lucky to have Dillon's and The Merc, 2 excellent grocery stores, so easily accessible to the neighborhood.

In a related (as in across the street) project, Stephen's Real Estate is about halfway through with their renovation of the Stone Meadows Square across Sixth from Dillons. This modern upgrade will house Stephens and two additional small businesses. Look for them to move in early next year.

That's all for now. Stay warm and safe this winter!

Thank you for supporting Sunset Hill Neighborhood Association.