



# Sunset Hill Neighborhood Association Newsletter

DECEMBER 12, 2022

FALL EDITION

## SHNA Executive Committee

### Officers

Gary Webber –  
President/Newsletter  
Editor

Matthew Paul -  
Vice President

John White -  
Secretary

Bill Arick -  
Treasurer

### At-large Members

Jon Dunham

Dillon Heter

Mariana Nieto

Chris and Betsy  
Ostrander

### Past President

Jeanne Pees

### Contact Us

President

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

## Notes from Special EC Meeting

SHNA Executive Committee Special Meeting Draft Minutes

Wednesday, Nov. 2, 2022, 7:00 PM

Via Zoom

Participants: Bill Arick, Mariana Nieto, Matthew Paul, Jon Dunham, Gary Webber, John White.

Request for letter of support: Webber reported that Gary Bjorge representing the petitioners opposing the rezoning of a 3.4-acre lot at 13th and Kasold have asked the EC to join them in opposing the rezoning by writing a letter to the City Commission. Paul recounted a meeting held at Christ Community Church on Thursday, October 27 in which church staff and the developer described their plans for the lot and answered questions. Concerns included stormwater runoff, traffic, parking, congestion, loss of green space, and reduction in property values.

EC Members discussed the request for 30 minutes. Webber proposed the following motion: "Moved that the EC write a letter to the City Commission stating their opposition to the rezoning of the property at 13th and Kasold from RS7 to RM12D." A majority of the members present is required for a motion to pass. The vote was nae-6 and yes-0. The motion did not pass.

Webber will inform Bjorge of the Committee's decision.

Meeting adjourned at 7:40 PM

John G. White, SHNA Secretary

11/2/2022

## Notes from the EC Fall Meeting

SHNA Executive Committee Fall Draft Meeting Minutes

Monday, November 14, 2022, 6:30 PM

Via Zoom

In attendance: Bill Arick, Jon Dunham, Mariana Nieto, Matthew Paul, Gary Webber, John White

## 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](#)

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**City Code Enforcement**  
(785) 832-3111

[Request City Service Online](#)

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**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
- Atma Clinic

Meeting Started 6:40 pm

- I. Approve minutes of summer meeting, August 15, 2022: Accepted by acclamation.
- II. Treasurer's Report, Arick: Bill gave report with beginning balance of \$1179.61 with ending balance of \$946.07
- III. Old Business, Webber
  1. LAN update:
    - i. August: LAN received presentations by Police Chief Lockhart, and an update on the Land Development Code.
    - ii. September: Received a presentation by Mathew Faulk, Director of Housing at Bert Nash, regarding the construction of affordable housing units downtown.
    - iii. October: Received a presentation by Melissa Fisher Isaacs, Information Services Coordinator at the Lawrence Public Library regarding library services available to neighborhood associations and all residents. LAN minutes are available here: <https://lawrenceneighborhoods.wordpress.com/category/minutes/>
  2. Update on unclaimed property from the State of Kansas/Capitol Federal Savings: Not successful, Webber was unable to prove the \$25 was ours.
  3. Discuss plans for Annual Meeting, April 24, 2023: We will process the letter at the February meeting, so it will be in person at Christ Covenant Church. Webber will print and purchase all necessary items.
  4. Discussion of Neighborhood Traffic Management Program application: Petition by neighbors of Crestline and Westdale resulted in city staff promise to gather data and evaluate the traffic on Crestline.
- IV. New Business
  1. Discussion of potential new and returning EC members for 2023: The three-year terms of Paul and Arick are expiring this year. We have been unable to replace Marlene and have an open position. Dillon Heter has not responded to repeated contacts, should be replaced in 2023. Paul and Arick agreed to serve for another 3 years. 2 positions need to be filled to replace Merrill and Heter.
    1. Report on New Neighbor Packets: 56 packets delivered. Thanks to John White, Kristy Webb, Phyllis Farrar, and Gary Webber for the compilation and distribution of the 2022 packets. Special thanks to Kristy for compiling a large portion of the literature.
    2. Report on 2022 Applause Awards: Once again, great job by Joanie Stone. 10 Award Winners and 2 honorable mentions.
    3. Update on proposed developments:
      - i. Starbucks (6th & Crestline): Denied variance allowing direct access to 6<sup>th</sup> St. Project on hold.
      - ii. Little Caesars (3025 W. 6<sup>th</sup>): Remodeling in progress.

- B. A. Green Construction
- Barnes Homes
- Beautiful Music
- Belltone Hearing Aid Center
- Biemer's BBQ
- [Body Boutique Fitness – SHNA Member](#)
- [Buckingham Palace Cleaning Services- SHNA Member](#)
- Busey Home Mortgage
- Capitol Federal Savings
- Capitol Agency Insurance
- Central Bank of the Midwest
- [CEK Insurance – SHNA Member](#)
- 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
- 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

- iii. Christ Community Church multifamily housing development (1100 Kasold Drive): The zoning request has been withdrawn by Christ Community Church.
  - iv. Centennial Skate Park Vertical Ramp: the base slab has been poured.
2. Update on Centennial and Ludlam cleanups in 2022: The three cleanups went well this summer. The parks are in great shape. As of the October cleanup, three camps were in use in Centennial, down from 6 in June.
- V. New agenda items from participants.
    - 1. Discussion about new business member communication: Bill Arick volunteered for the 2023 Business Drive. Webber, Arick, and Paul will contact businesses during March.
  - VI. Set date and time for winter meeting in February: Meeting scheduled 2/27 /23 at Christ Covenant Church.
  - VII. Adjourn meeting @ 7:20 PM

## Sunset Hill Happenings

### Fall Potluck at Centennial Park

Only a dozen members attended the fall potluck on Saturday September 17, 2022, 5:30 p.m. in Centennial Park East Shelter, so there was plenty of excellent food for all! Scheduling the potluck against a Jayhawk football game may have been contributed to the low turnout.

Nonetheless, a good time was had by all. The small group made it possible for members to visit with greater ease about the neighborhood and SHNA. The Executive Committee will discuss future of this event at their next meeting in February 2023.

### 2022 Applause Awards Announced!

It is with great pleasure that we announce the 2022 Applause Award winners! Once a year the Sunset Hill Neighborhood Association Executive Committee recognizes neighbors who have recently enhanced their home through renovations, landscaping, or other improvements. This year we awarded 10 Applause Awards, plus 2 honorable mentions. You may view a [map of 2022 winners on the Google Maps](#).

Congratulations to all the award winners this year! Your efforts to improve your properties are greatly appreciated by your neighbors. Thanks as always to Joanie Stone for selecting and reviewing this year's winners.

Here are the 2022-23 Applause Award winners:



- Farm Bureau Financial Services
- The Fit Flavor
- Free State Insurance
- 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
- Iowa Massage
- Jade Garden Restaurant
- Jayhawk Nail
- Jayhawk Trophy
- Jazzercise Lawrence
- Joda & Friends
- John R. Hooge, Attorneys at Law P.A.
- Kansas Secured Title
- 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

### **1213 Schwarz Road**

An assortment of pumpkins is guarding the front door, this home says welcome and now the new sweeping sidewalk and driveway complete the invite. A couple of director chairs on the porch are perfect for morning coffee or entertaining grand kids. The natural stained door is a beautiful entry to the home, upbeat and positive.

### **2913 Stratford Court**

The home sits on a cul-de-sac and features a beautifully landscaped yard. Love the weight, warmth and complexity of the dark exterior color complimented with a vibrant orange door and window trim – fun and refreshing. Orange is one of my favorite colors!

### **3005 Westdale Road**

It is all about using the right amounts and maintaining balance. This is true for all contrasts. 3005 Westdale Drive has done an impressive job of doing just that. The charming house has a brick façade, crisp white siding and black trim, a long front porch filled with fall color, a welcome sign, cozy, traditional and so nice!

### **3013 Westdale Road**

Did you know a rich purple front door is a sign of creativity and open mindedness? Fresh white trim and the siding is a pleasant warm earth color. A couple of whimsical tree swings are a happy addition to the side yard. A comfortable seat on the front porch never goes out of style. The large spider web and holiday decorations are eye catching and well-crafted.

### **3004 University Drive**

The fashionable contrast of white siding and sharp black trim on the windows and door look good. Combined with several new elements to make this home's update complete; siding, trim, roof, garage doors, and a focus on the modern cedar-stained front entry. The customized cable railing with metal tops, stylish and compliments the home.

### **3031 Steven Drive**

Charming home completely renovated inside and out. New modern front door and swanky garage door with new windows, house numbers and a very cool mailbox! This dark gray paint color looks clean and smart with the classic white trim. Modern chair is a nice touch. I am an enthusiastic fan of toys in the yard!

### **1221 Lawrence Avenue**

Color plays a huge part to your homes appearance and how well it complements the architecture. The different shades of green both classic and contemporary. A front deck with angles to match the architecture of the house, a cloth shade sail, deck, updated railing and planter boxes are a great combination. A glass block window accents the front door. Work is still in progress, all improvements blend everything together so nice.

### **3015 Steven Drive**

Life is full of color! An expression of bold colors; pink, yellow and purple. Many improvements, a wider covered porch with scalloped siding, large front steps and a wider walk welcome you to the front door. The ramp addition flows nicely,

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

updated mailbox and lights. Toss in the giant splendid spider guarding the house!

### **3002 Harvard Road**

This house has characteristics of mid-century architecture with clean lines and geometric design. New roof, chimney repair and a dramatic, jazzy blue/green color change. I have watched the work in progress over the last couple of years. I am excited to see what is on the horizon. Love the trellis on the garage.

### **3034 W 7<sup>th</sup> Street**

A brick 1960's ranch style home says "BEWARE" by the front entry. It's not scary, it is tastefully updated. The front steps are filled with color {pumpkins and mums}. The home has traditional white trim on the windows. The doors, new shutters and garage are a nice shade of dark slate gray. I like the oversized entry landing, an attractive mailbox and light fixture; all the components together complete the design. The large tree in the front yard not only matched the brick it was bursting with beautiful fall color, harmony.

### **Honorable Mention:**

**2719 Harvard** was nominated again this year. This home was selected for an applause award in 2018. The home has beautiful stone gardens in the front yard with sculptures and walkways. Wood accents on the house with charming house numbers. Interesting color choices on the exterior, including the window blinds that coordinate with the exterior siding color. Worth another mention.

**932 Rockledge** was also nominated. This home was recently updated prior to selling. A good example of simple improvements that can make a surprising difference and give a great first impression. The neutral house color and contrasting windows and doors, great curb appeal. The inside is just as beautiful as the outside.

*And that is a wrap for our 2022 Applause Awards. There's something special about the way the light shines through the fall leaves - magical. While driving around the neighborhood we saw many homes with newer exterior paint and newly painted front doors of a variety of colors: red, black, yellow, and purple. Orange is immensely popular too. All the upgrades to the homes and landscape show the care and pride of the owners. Sunset Hill is a pleasant place to live! Time for some cider...*

*Joanie Stone*

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### **Duplexes on Kasold**

Alcove Development proposed a duplex development on a 3.4-acre plot at 13th St. and Kasold, south of Christ Community Church. The subdivision would tentatively include 12 duplexes and would be targeted toward seniors. The church asked for a zoning district change from RS7 to RM12D, which, if granted, would be followed by sale of the property to Alcove for the duplex development.



- Sunflower Rentals
- Sunset West Laundry
- The EyeDoctors Optometrists
- The University National Bank
- Tortas Jalisco Mexican Restaurant
- Virginia Inn Suites
- Waddell & Reed
- Walgreens
- Watson's Barbershop
- Wayne & Larry's
- Wakarusa Valley Credit Union
- Westside 66
- Yellow Brick Yoga

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**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

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**Sunset Hill Parks**

- Centennial Park
- Ludlam Park
- Quarry Park

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**Sunset Hill Schools**

- Sunset Hill Elementary School
- West Middle School

Many neighbors in homes adjacent to and near the property expressed opposition to this development, citing stormwater drainage and traffic safety concerns. They opposed the zoning change and petitioned for denial.

The zoning change was initially denied by the City Commission. Subsequently, one of the two commissioners who voted against the change asked for a new vote on the motion, which was scheduled for Nov. 15, 2022. Just prior to the revote, Christ Community Church withdrew its request for a zoning change for the property.

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**Lawrence Public Library: Your Best Resource**

Hello! I'm Terese Winters, an Information Services Librarian at Lawrence Public Library. I want to personally introduce myself and touch on *a few* of the many resources and opportunities available to you at the library, for free!

You Can:

- Reserve a study room for a tutoring session
- Research local history and genealogy in the Helen Osma Local History Room
- Record an oral history of your family in our Sound + Vision Studio
- Book a one-on-one tech help session
- Pick up a Resource Guide with info on where to go for housing assistance, free meals,
- affordable legal advice, and so much more
- Get personalized reading suggestions from the Book Squad
- Join the Nature Book Club
- Visit our outreach van Dottie
- Take part in a Spanish conversation class
- Make something cool in Craft Club
- Unwind from the week with yoga
- Learn a new skill at the How-To Festival
- Grow native flowers with seeds from our Seed Library

E-Resources

- Watch an award-winning documentary on [Kanopy](https://www.kanopy.com/)
- Listen to your favorite audiobooks with Libby
- Create your family tree with Ancestry Library Edition
- You can learn more about any of these at our website: [lplks.org](https://www.lplks.org)

The library is here to serve our community. I would love to hear from you about how we can better serve your neighborhood. Please feel free to call or email me any questions, suggestions, or feedback. I look forward to hearing from you soon!

Terese Winters  
[twinters@lplks.org](mailto:twinters@lplks.org)  
 785-843-3833 ext. 118.

**SHNA Executive Committee Seeks Volunteers**

The Executive Committee needs new members! We need to replace outgoing committee members Dillon Heter and Marlene Merrill. Committee members serve a three-year term, meet four times each year, and attend SHNA events and the Annual Meeting. The success and continuation of your neighborhood association depends upon a strong and dedicated Executive Committee. Please consider volunteering to serve on the EC! Email Gary Webber at [president@sunsethillna.org](mailto:president@sunsethillna.org), or text or call me at 785-312-4840 if you are willing to serve.

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**That's all for now. Stay healthy and safe!**



And thanks for supporting SHNA!