



Sunset Hill Neighborhood Association Newsletter

DECEMBER 4, 2025

FALL EDITION

SHNA Executive Committee

Officers

Matthew Paul –
President

Joanie Stone –
Secretary

James Jordan -
Treasurer

At-large Members

Jon Dunham

Rusty Monhollon

David Mucci

Mariana Nieto

Chris and Betsy
Ostrander

Gary Webber-
Newsletter Editor

Past President

Jeanne Pees

Contact Us

President

president@sunsethillna.org

sunsethillna.org/

Quick Links

**Lawrence Police
Department**

**Non-emergency
Dispatch**
(785) 832-7509

**Neighborhood
Resource Officers**
(785) 830-7408

**Report Traffic Safety
Concerns**

EC Meeting Draft Minutes – Fall, 2025

SHNA Executive Committee Meeting

Wednesday, November 19, 2025, 6:30 pm

Via Zoom

Draft Meeting Minutes

- I. Members in attendance via Zoom: Matthew Paul, James Jordan, Gary Webber, Joan Stone, Jon Dunham, David Mucci, Marianne Nieto, Chris Ostrander and Rusty Mulholland.
- II. Minutes of the summer meeting, August 27, 2025, accepted and approved by acclamation.
- III. Treasurer’s Report, presented by James Jordan, 114 members paid dues. A balance of \$1,214.77. Some expenses have been reduced this year because of the automatic renewal process. The report was approved by acclamation.
- IV. Old Business
 1. LAN is both NEW and OLD business. LAN update was given by Gary Webber. Sherry Ellenbecker attended the last meeting. They did not have a quorum for the meeting. LAN is currently working on an overall plan for future engagements. CBDG funding is a goal and lack of participation is a concern. Few attend regularly. What should our role be in the future?

Webber gave a summary of our previous experiences. Many different topics go through LAN. Right now, density and gentrification are big community concerns. Sunset Hill has not experienced these threats in our neighborhood to the extent that core neighborhoods have. Each neighborhood seems to have their own specific concerns. LAN is a local area network that joins together for a bigger voice which is sometimes helpful.

SHNA does not need LAN to approve any concerns with the city, but it is a valuable resource. Often the city of Lawrence will reach out to LAN requesting volunteers for various boards. We agreed that the best option for SHNA at this time is to pay our fee and attend if possible. Annual dues are \$25.00. Gary explained that all are welcome to attend but only 1 vote per neighborhood.

- V. New Business
 1. Joan Stone described the annual Applause Awards and how much people enjoy receiving this award. Joan would welcome any referrals at any time during the year. The awards have all been presented for

[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

[Good Neighbor Ordinances](#)

[Snow Removal](#)

[Dispose of Hazardous Waste](#)

Sunset Hill Businesses
(with links to SHNA Members)

- Absolute Pawfection
- Acres Realty
- Advanced Health Center
- Atma Clinic
- B. A. Green Construction
- Barnes Homes
- Beautiful Music
- Belltone Hearing Aid Center
- [Body Boutique Fitness - SHNA Member](#)
- [Buckingham Palace Cleaning Services- SHNA Member](#)
- Busey Home Mortgage
- Capitol Federal Savings
- Capitol Agency Insurance

2025. Webber will send an email to members and include an article in fall newsletter.

2. Matthew Paul reminded the committee that the Vice President position was still available. We will keep this topic as old business until the next annual meeting and hope for a volunteer.
3. Matthew Paul asked for a discussion regarding the development of a neighborhood sign that would provide information about our neighborhood and our boundaries. The sign or signs could be placed in various places throughout our neighborhood like Centennial Park. Gary offered to check with the city on placement and guidelines. James Jordan is going to check with a possible source for creating the stone sign. A couple neighborhoods have similar signs throughout the city.
4. Thursday, April 30, 2026, is an option for the SHNA annual meeting. Typically, a city representative will come and talk at the meeting. The planned speed bumps would be a good topic. Gary Webber will reach out to a city representative and schedule their visit. If the person is unable to attend on April 30, 2026, we may need to adjust our date. Once the date is confirmed Gary Webber will reserve the room at West Middle School. Marianne H. will do some research and get pricing for durable signs that will announce our annual meeting, about 7 signs are needed. If the cost of printing the signs is too high, we might consider having just a couple of signs printed per year. The signs can be reused every year. Matt motioned to accept the next meeting day, Thursday, April 30th, 2026. Approved by acclamation.
5. Topics for our next meeting? SHNA goals, membership core functions (safety, beauty, residential integrity) may be an activity for engagement.
6. Meeting adjourned.

SHNA News

2025 Applause Awards Announced!

It is with great pleasure that we announce the 2025 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 8 Applause Awards and one Honorable Mention. 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. Joanie has been working hard on this award for many years, and her efforts in support of SHNA and her neighbors is much appreciated. Here are the 2025 Applause Award winners:



3020 Oxford Circle

Here's an inspiring home exterior transformation! So many quality and tasteful updates I hope I catch them all. The well-planned covered entrance with attractive timber siding, an architectural element (gabled trusses) at the front entry then repeated at a couple

- Central Bank of the Midwest
- The Chiropractic Element
- Chops Comics
- Chris Munk State Farm Insurance
- Christal K-9
- Color Studio
- Commerce Bank
- Connie K. Grob, Bookkeeping
- Cosmos Indian Store & Cafe
- Dazzlers Christian Dance
- Dexter's Grill and Pub
- Econo Lodge
- Edie Insurance
- Empire Bar & Billiards
- Ernie Williamson Music
- Everest Liquors
- Excalibur of Westminster Hair Styling
- The EyeDoctors Optometrists
- Family Psychological Services, LLC
- Family Therapy Institute Midwest
- Farm Bureau Financial Services
- Free State Insurance
- Goodcents Deli
- Great American Bank
- Great Plains Media
- Heartland Meat Market
- Hillcrest Laundromat
- Hillcrest Styling Center
- Hite Collision
- The Hive Salon
- In the Zone Pro Shop
- iScreen Express

spots creating a cohesive look. The metal roof with corbels above the garage door are a nice accent. A custom mailbox with house numbers is practical and a bit of a treat! New windows, garage door, inviting front door, paint and roof. A creative modern fence allows a view and does its job. The house is situated on a cul-de-sac with an attractive landscape with plenty of blooming plants. All together harmony, a nice, harmonic effect.

2719 Harvard Road

The fall colors blend well with this home and lend a warm feeling. Very nice. The color combination brings a distinct character to this home, defining its details and creating a striking visual contrast, updated entry, windows, roof and driveway. A painted brick front with gray and black trim accents. Love the orange garage door. The front beds are lined with stone and wood, full of a colorful and well-designed landscape. A modern fence frames the house and a substantial wall peeking out of the front landscape displays the house numbers, artistic and super cool. The final touch is the bright pink sharing library out by the curb that invites neighbors to borrow a good book. This home received recognition in 2018, and another Applause is indeed needed.

1206 Crestline Drive

A few updates have happened this year. Every time I drove by something new happened. Often, updates are necessary simply to have your home in good working condition. They did such a nice job adding new siding, new windows, new roof, new front door and a fresh deep blue/gray house color - whew! The new front door is a great focal point pulling the whole package together.

2110 and 2112 W. 7th Street (Duplex)

A dynamic duo! Both sides of the duplex have several tasteful eye-catching entrance updates. A bold front door color adds a vibrant accent! The front doors' teal color is a creative touch. Oversized modern metal house numbers are well placed between the two homes and accented with wood trim and paired with attractive light fixtures. The creamy white color windows and trim complement and pull together the exterior of the homes. The addition of the practical railings have a purpose, create balance and add color! These homes have character – so artistic!

927 Pamela Lane

The updated house color harmonizes with its surroundings. The pleasant shade of orange is energetic, cheerful, warm and friendly. A green metal mailbox, black shutters and new fence. A splash of holiday color by the front door offers a festive welcome.

2707 Oxford Road

Sometimes one simple change makes all the difference. This mid-century modern home has always had character, charm and great curb appeal. Now complimented with a new artistic fence. The fence has multiple functions, this home sits at an intersection where car lights reflect into the front windows. The new fence not only enhances the landscape but adds privacy, beauty and functions as a buffer for the headlights. Designed with contemporary character and nestled among border bushes and yard art. A great choice.

2205 Westdale Road

Guiding guests to the front door with new entry elements make an attractive statement piece and curb appeal. While simple in concept, this design choice has a profound impact. The updated railing cheerfully leads visitors to the front door. The style and

- Jade Garden Restaurant
- Jayhawk Nail
- Jayhawk Trophy
- Jazzercise Lawrence
- 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
- Leeway Butcher Shop
- Lewis Veterinary
- Linux New Media
- Living Financial Solutions Center
- Life Enrichment Center
- Manpower
- 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
- Orchards Executive Golf & Footgolf
- Point A School of Dance
- Prestige Hair Studio
- Property Management Services

materials blend well with the ranch house architecture. A large tree full of fall color with a holiday wreath create an inviting appearance.

1010 Wellington

A variety of remodeling projects enhanced the appearance of this home. A total exterior renovation (new roof, classic white paint, new windows, complementing shutters, gutters, landscape & fence). I imagine the interior has received the same quality updates. This home may be an investment for the current owner, but it looks so good! Thank you for giving our neighborhood an attractive upgrade.

Honorable Mention: 1212 Oxford Terrace

Our neighborhood is characterized by several homes that consistently present impressive facades. This stately salt-box-style home features a sophisticated deep gray color scheme. The front door boasts a pleasant contrasting color and welcomes guests with an attractive floral arrangement. Picturesque, simple and stylish. So beautiful, deserves an honorable mention.

Executive Committee to Discuss SHNA Mission and Goals

The SHNA Executive committee has decided to use the winter meeting in February to discuss the mission and goals of the Sunset Hill Neighborhood Association. Our bylaws provide only minimal goals, and state that our "...concerns include, but are not limited to, safety, beautification, residential character, and integrity of the area."

In January of 2026, prior to the EC meeting, your editor will send out an e-mail to the membership soliciting suggestions for possible short-term and long-term goals. Any suggestions received will be included in the Executive Committee discussion. A prioritized list of SHNA goals created by the EC will be published in the Winter newsletter in March and can be discussed and amended at the Annual Meeting in April.

Neighborhood News

First Major Test of Updated Land Development Code Reaches Planning Commission

Recent changes to the land development code, which dictates how the city will grow, encourage increased housing density by reducing impediments to proposed housing projects within the city, and allowing housing developers to include duplexes and other multi-family structures within predominantly single-family housing neighborhoods, among other changes.

One highly controversial change was the elimination of minimum parking requirements. The first draft of the LDC included no minimum off-street parking requirements for any new structure, either residential or commercial, in the city. The neighborhoods, especially those immediately surrounding the downtown area, opposed this change. They argued that developers would build infill housing with little or no off-street parking, pushing the residents' vehicles onto adjacent streets, creating traffic problems and reducing on-street parking options for existing residents and visitors to the neighborhoods. In response, the city changed the LDC to require one off-street parking space for each residential unit.

In September, Lawrence developer Doug Compton submitted a request to rezone a 1.34-acre plot in Oread Neighborhood from R4, which mandates a maximum of 32

- Quality Inn Lawrence
- Dr. Robert Werner, Chiropractor
- Royal Crest Lanes
- Salon Renew
- The Scone Lady Coffee Shop
- Scotch Cleaners
- The Selection Autos
- [Sew Forth Alterations - SHNA Member](#)
- Shelter Insurance
- Sizzors Inc.
- 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
- Sunflower Rentals
- Sunset West Laundry
- The Shop
- Tortas Jalisco Mexican Restaurant
- Virginia Inn Suites
- Waddell & Reed
- Walgreens
- 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

housing units per acre, to R5, which has no upper limit on the number of dwelling units per acre. This would be the first R5 zoning district in Lawrence. The properties are at 1430 and 1432 Louisiana St. and 1423 and 1433 Ohio St., and planning staffers said the developers sought the rezoning "to facilitate development of higher density housing on the site." On October 22nd, the Lawrence-Douglas County Planning Commission voted unanimously to recommend that the City Commission rezone these four properties. The City Commission has not yet acted on this request for rezoning.

In a November 20 article in the Lawrence Journal World, more details were provided about this proposed development. The article revealed that Compton already owns the four properties that have been proposed for rezoning. He intends to construct a four-story apartment building with over 300 bedrooms. Enough parking would be provided on site to meet the city's parking requirements of one off-street parking unit per living unit (~80?), and additional parking would be provided for residents of the apartment complex at an off-site location. Plans have been filed at City Hall to turn the former Sunrise Garden Center property at 15th St. and Learnard Ave. into a 234-space surface parking lot that would serve the new apartment development. Compton has submitted a request to rezone the Learnard Ave. property from its current light industrial district to a different light industrial district that allows for on-surface parking. The City Commission has not yet acted on this request for rezoning.

Compton maintains that most of the apartment residents would not move their cars until the weekend. He also stated he would supply a shuttle to and from the remote parking location. He believes that having their vehicles parked in a secure lot about a mile from their apartments shouldn't be a problem for the tenants. On November 19th, the architect for the project hosted a meeting of neighbors to discuss the proposed parking lot. The architect said that about 50 to 60 people attended the meeting and that there were multiple concerns expressed about the former greenhouse site becoming a parking lot.

In an added twist the article revealed that the property owners, the Milstein family, which purchased the Learnard Ave. property in 2013, plan to use proceeds from the sale of the property for the planned rehabilitation of Liberty Hall in downtown Lawrence.

There will be at least three more opportunities for public comment on this project: once when the rezoning request for the Learnard Ave. Property comes before the Planning Commission, and twice when the rezoning requests for both the Oread property and the Leonard Ave. property come before the city Commission.

New Business Comes to Hillcrest Shopping Center

A new tavern has opened in Hillcrest Shopping Center, with a simple but catchy name; The Shop. The Shop is at 935 Iowa St, the former location of Leeway Franks and Butcher. Your editor sat down with the owner, Brian Sims, and talked about his new business.

Brian told me he is a Lawrence native and a small business owner. He owns a transportation brokerage company, a small construction company, and about 95 rental properties in town. He stated that this was his first time working in a bar or owning a bar. His partner in the business, Jeff Hatfield, has 30 years' experience running bars in 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

The bar is cozy, about 800 square feet, and serves mixed drinks and beer in bottles and cans, no taps. They've been open for about six weeks and have seen business steadily improve. He does not serve food. However, a new small restaurant, The Wingstop by Jefferson's, is opening 2 doors east and he hopes to work with them to provide food for his bar patrons. Brian noted that a similar arrangement exists between a bar in Mission, Kansas called Sully's Pub and a wing restaurant nearby. He just finished enclosing a lovely outdoor space about 3 to 4 times as large as the tavern including an outdoor bar with covered patio and game area. He is hoping The Shop will evolve into a friendly local neighborhood bar. Here is a link to their Facebook page: <https://www.facebook.com/profile.php?id=61581667305720>

I'm sure you'll join me in welcoming The Shop to Lawrence and Sunset Hill neighborhood. The SHNA Executive Committee wishes them success and a long and prosperous stay in Sunset Hill!

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



And thanks for supporting SHNA!