



WHAT'S NEW?

This is a publication for residents of Red Oak Hills to keep us up to date on our community and to provide a forum for sharing information.

MARCH 2011 ISSUE



SPRING GARAGE SALE COMING SOON

Clean out the garage. Get rid of all the winter clutter. **The Red Oak Hills Spring Garage sale will be Friday, April 29th and Saturday, April 30st.** Jack Kirkham is coordinating the spring sale. The timing is perfect because Tidy Town, Shawnee's large item pickup day, is Saturday, May 7. Hazardous materials are not part of the pickup. Call 715-6900 for disposal of the items at I-35 and Lamar.

RESULTS OF VOTE

Thanks for your vote on the three issues recently presented to homeowners. The result of the vote was:

- 171 votes or 71% of 235 lots voted to waive the requirement for a formal meeting when a vote is needed.
- 168 votes or 77% of 235 lots approved using e mail for voting.
- 166 votes or 77% of 235 lots approved increasing the board from 9 to 12 members.

NEW BOARD MEMBERS

We are pleased to announce the approval of three new board members who bring experience, expertise, and new ideas to the board.

- Carol Collyard is a longtime resident of ROH and a former board member. She is a real estate agent for Reece Nichols with a lot of knowledge of the area.
- Jack Kirkham is an Industrial Engineer who has been a resident for two years.
- Chad Johnson is a Civil Engineer who has been a resident for two years.

All three have assisted the Board as volunteers on many projects and we welcome them to the Board.

HELP MILITARY FAMILIES

BY LAURA SHAMHART

Thank you to those who have come by my house and dropped off unwanted and expired coupons to be mailed to military family members. Together this month, we sent a total of \$1,631.12 in coupons to those families.

If you would like to contribute to this effort, I have a plastic tub on my [front porch](#) that you can drop the circulars into any time/day. I will also be happy to stop by and pick up what anyone may have. Please just drop me an email. You may view additional

information about this program at www.ocpnet.org (they updated the site on 3/19 reflecting totals for last year's contributions). Thank you again!

Laura Shamhart

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FAREWELL TO GOOD NEIGHBORS

It is Red Oaks' loss and Florida's gain. When we talked to Mike and Joon McCarbrey they expressed how much they enjoyed living in Red Oak. Their house at 6804 Red Oak Drive definitely had one of the prettiest landscaped yards (both front and back) in our neighborhood. Residents since 1988, they will be heading to Florida as soon as the moving van is loaded on March 30th, a 1350 mile trip.

Originally the McCarbreds bought a furnished home in Florida, thinking they would be there for six months and here for six months. However they found they really liked the weather in Florida so they have bought a new home in Ft. Myers in a gated community, maintenance free with two golf courses. Mike does not golf! Their new home is in a subdivision named The Tuscan Treasure and they even have a fireplace by their pool.

Mike was in the military serving in the Army and he was in the infantry, 173rd Airborne Brigade in Vietnam. It was a most honored, most feared unit and they worked in many hot spots of the war. After retiring from the military, he worked one year at Hallmark and then 39 years at the Henry Wurst Printing Company as a printer and then as a manager of the press unit.

Joon was a supervisor and seamstress at Heart Designs, a Children's Wear Company. She likes to sew and has to alter all her clothes as she is so tiny. She also likes to garden and always had beautiful flowers, scrubs and trees. When they first moved to Florida she redid the yard with new palm trees and flowers and had a beautiful yard there too.

They have been married 34 years. They also have a Pomeranian named Candy and Joon and Candy are Mike's sweethearts.

WHAT'S HAPPENING IN RESIDENTIAL SALES IN RED OAK HILLS? BY CAROLE COLLYARD

Just a brief summary for you shows that the homes are taking a little longer to sell than in the past, with the average over the last year being about 90 days. However, there have been homes that have sold within two weeks. Condition and price make all of the difference in the world as to how quickly a home might sell. Most homes, however, are selling within 96% of the final list price. Although the average sales price for Red Oak Hills has been \$185,000 for the last three months, there are extenuating circumstances to that figure. We are lucky to have a variety of home styles and sizes. We have pockets in the subdivision that would definitely bring upwards of \$250,000 and those that are probably around the \$200-250,000 in value. Unfortunately, the subdivision has experienced some "short" sales, distressed sales and foreclosures which accounts for

the \$185,000 average sale price. These issues are metro-wide and not just in our subdivision.

HINTS FOR SELLERS

A home that is warm and inviting boosts the home's value and speeds up the sale process. De-cluttering and lessening the amount of furniture to allow buyers to visualize the room and closet sizes also is an important factor. Set the scene! Replace heavy curtains with sheer ones that let in light and/or keep blinds open. Sometimes setting the dining room or kitchen table with dishes of fresh fruit or flowers gives a welcoming invitation. Higher wattage of bulbs in your light fixtures will also brighten up rooms and basements. Remove outdated wallpaper and brush on a fresh coat of warm colors of paint. Pet odors and cigarette odors are the worst offenders and the biggest turn-offs to buyers. Hire a professional to help eliminate the smells.

HINTS FOR BUYERS

The current interest rate, at this writing, is 4.75% for a 30 year fixed mortgage, whether it is Conventional or FHA. Changes are coming in what is called the "Private Mortgage Insurance" (PMI) costs in April. (PMI is the fee that is charged when a buyer does not have 20% down payment.) "Mortgage Insurance Premium" (MIP) is the same fee, but is what it is called and is charged for FHA lending. FHA is changing some of their lending practices and will be requiring more down payment in some situations. The first procedure in purchasing a home would be to obtain a "prequalification letter" from a REPUTABLE lender, not one of the "on-line" lenders who will offer a lower rate up front, BUT charge exorbitant fees in their closing cost to make up for it.

If you are thinking of waiting to buy, you might want to think twice. At 4.75%, compared to 5.75%, (just a 1% increase), your buying "power" (or home sales price) can be affected as much as 10%, depending on down payment, mortgage amount, etc. A higher rate can lower the value of the home you are capable of buying considerably. So "the sooner, the better" would be advisable. There are many good properties that are not short sales or foreclosures still available and reasonable. Buying a short sale or foreclosed home requires patience and thorough home inspections.

CITIZEN SERVICE REQUEST

Did you know that you can submit your non-emergency service requests on-line to the City of Shawnee 24 hours a day, seven days a week, year round, at www.cityofshawnee.org by clicking on On-line Services?

The Citizen Service Request provides you an opportunity to be actively involved in keeping Shawnee a quality place to live, play and do business. You can submit anything you have concerns about; and if the submission doesn't fit into any of the pre-defined categories, you can click on "Other." The Citizen Service Request administrator will make sure that the request is routed to the correct staff member. You can also request that you be notified when the request is resolved or completed. If a request is submitted electronically, a number is provided so that you can check the status of your request when it is convenient for you.

The City's goal is to provide residents 24-hour access to City Hall. If you do not have Internet access, we encourage you to submit requests the more traditional way, by calling 631-2500 or visiting City Hall.

NATURE TRAIL



Does Red Oak Hills have a nature trail? Yes – it was previously called “the path”, but it is now called the "Nature Trail". The trail runs between Red Oak Dr. and Vahalla Ct, then into the retention pond area, then alongside the stream that comes from the dam.

The trail is designed for your enjoyment of the woods and it is

open to residents of Red Oak Hills. It also enables us to get equipment into the woods in order to remove dead and diseased trees, thinning the undergrowth to allow for better growth of healthy trees. You can enter the Nature Trail on the east side of 17709 W. 67th Terrace (the lawn is part of the trail) or either 1/2 block north or 1/2 block south of 68th Terrace and Red Oak Drive.

The trail is designed to be as natural as possible. It is best to stay on the trail, particularly in the summer and spring, due to heavy undergrowth. Please be respectful of the privacy of the residents whose homes are adjacent to the Nature Trail.

The Nature Trail is an ongoing project that will continually be upgraded.

DIRECTORY

Thanks to Jane Ford and Cindy Ralston for the work that they did in getting the new directory published. The photo of Red Oak Hills in the fall of 2009 that was taken by Rick Hebenstreit shows off our subdivision beautifully. If you did not receive a 2011 Red Oak Hills Directory or have found a mistake, please call Cindy Ralston at 268-7422.

ROH RECIPE OF THE MONTH

Have a favorite recipe you want to share? Email nkoporc@att.net and you may be published. This recipe was contributed by Carole Collyard.

Crab Rangoon Dip

- 1 8 oz pkg cream cheese
- 1/2 cup sour cream
- 2-4 green onions chopped
- 1 1/2 tsp sugar
- 2 tsp garlic powder
- 1 small can of crab meat, rinsed.

Beat cream cheese until softened. Add remaining ingredients. Mix well. Heat to serve. Also good cold.

I either buy fried egg noodles from a Chinese restaurant/store or fry my own by cutting wontons into 1/2's or 1/3's and deep frying them. The latter makes a larger "chip". I usually double the recipe for a larger crowd and it goes fast.