

# LAKE TAPAWINGO NEWS

*A publication of the Lake Tapawingo Country Club*

## Proposed budget earmarks \$709,000 for Miller’s pond dam

By John Braden

The Budget Committee of the Lake Tapawingo Country Club approved Oct. 26 a proposed Lake Board budget for 2024 that would designate \$709,000 for remedial work on the Miller’s pond dam above AB Cove and leave the Country Club an estimated \$2,088 on hand by the end of that year.

The ten-member resident panel reviewed financial matters for the current and coming years and adjusted a number of line items reflecting some modest differences in priorities from original proposals presented by Lake Board Treasurer Scott Johnson.

The committee had few questions about the proposed earmarking of \$709,000 to overhaul the deteriorating dam that impounds the Miller farm pond and supports Anchor Drive and underground utilities. The estimated cost is based on figures drafted by engineering consultant Affinis Corp. to repair the dam and secure spillway pipe flows.

The Lake Board voted Sept. 18 to spend \$87,000 in 2023 from designated funds for Affinis’ engineering design of the Miller’s pond dam project. Johnson said if the board authorizes actual construction in 2024, some of the \$709,000 likely would be spent in 2024, but some of that expense might carry over into 2025’s budget as later payments to the contractor.

The budget committee worked with figures indicating

the Country Club had funds of \$981,796 on hand on Oct. 17, 2023. During the rest of 2023, the board was expected to spend: the \$87,000 for Miller’s pond dam engineering; \$274,120 to complete remedial work now under way on Lake Tapawingo’s main dam; \$38,588 to crack seal roads (assuming that can be done before winter weather closes in); \$25,000 for remaining staff payroll; and \$10,000 for other estimated costs.

That 2023 spending would leave an estimated \$547,088 at year end, which could be saved in designated funds or applied to 2024 expenses. (For comparison purposes, the Country Club had \$772,454 on hand at the end of 2022 and \$765,996 on hand at the end of 2021.)

The budget foresees revenues of \$667,500 for 2024 and total operating expenses of \$503,500, leaving a net balance of 2024 operating income of \$164,000, which added to 2023’s year-end savings of \$547,500, totals \$711,088 in unspent funds. From that would come the estimated \$709,000 designated fund to pay for the Miller’s pond dam work. Spending that would leave total year-end savings of \$2,088 at the end of 2024.

The modified budget, approved 10-0 by the committee, now returns to the Lake Board for other possible adjustments and referral to the annual Property Owners Budget Meeting at 7 p.m. Dec. 14 at the Clubhouse.

## City Council discusses license plate reader cameras

By John Braden

Lake Tapawingo Alderman Gary George, former Independence, Mo., and Alpharetta, Ga., police chief, presented information on use of auto license plate reader cameras and recommended Oct. 5 that the Lake Tapawingo City Council consider leasing such equipment.

Mayor Tom Rodenberg said, in response to a query he posted on the Residents of Lake Tapawingo Facebook page, it seemed most residents were in favor of having license plate readers. Rodenberg, who is a lawyer for the Blue Springs School District, said the district is considering using the system of a potential bidder called Flock Safety.

George said the cameras do not show drivers but record license plates and enough surrounding area of the car to identify color and possibly model. He said his experience found license plate readers -- and signage indicating their use -- resulted in a decline in crime, including in the auto dealership area of Noland Road in Independence.

George said the cameras could help reduce instances of porch package and mail thefts and other problems at the Lake. He said certified police personnel can view camera videos and possibly identify crime suspects entering or leaving the Lake.

**See Effectiveness, Page 3.**



## Panel to weigh D Block lot split

The city Zoning Commission is to meet Nov. 1 to consider an application to split half a real estate parcel off 110 Docks Drive and transfer it to 113 Docks Drive next door. The commission is to meet at 6 p.m. at City Hall.

The proposal for a “minor subdivision” includes those two addresses, each of which appears on the county parcel viewer to have been multiple lots at one time; 110-D appears to have been 3.5 half lots, while 113 appears to have been two lots originally.

City Clerk Paul Blixrud said the application calls for a 50-foot-wide parcel of 110-D that sits alongside 113-D (originally it could have been 112-D), to be split down the middle (dashed line on map), with a 25-foot-wide segment to be transferred to 113-D.



# Around the Lake

## SYMPATHY

Sympathy to:

The family of Herman "Pete" Peterson, formerly of 30 Anchor, who died Oct. 2 at age 95.

## BIRTHDAYS

Nov. 9 Lorri Boydston, 84 Beach  
 Nov. 11 Brooke Payne, 106 Docksides  
 Nov. 14 Darren Davis, 22 Clipper  
 Nov. 20 Diane Ayers, 162 Docksides  
 Nov. 23 Jayme Dean, 62 Beach  
 Nov. 27 Stacy Wharton, 22 Emerald Shore  
 Nov. 30 Brenda McIntire, 44 Anchor  
 Pat Robinson, 81 Docksides

## MUSICAL CHAIRS

Jared and Janelle Barge, 41 Docksides, moving from 128 Docksides

## WELCOME TO THE LAKE

Cole Hodges, 94 Beach  
 Debbie Jernigan, 55 Beach  
 David Steele, 108 Docksides  
 Barbara VonBohland, 128 Docksides

*If you know of anyone who needs a Get Well card, Sympathy, Birthday greetings, Congratulations or Welcome to New Resident, call or text Lisa Davis of the Women's Club at (530) 386-1629.*

## County use tax on Nov. 7 ballot

Lake residents vote Nov. 7 on a Jackson County question whether to impose a local use tax at a rate tied to the county sales tax rate of 1.375 percent. Polls are open from 6 a.m. to 7 p.m. at the Clubhouse.

The Question No. 1 use tax is the only item on the Nov. 7 ballot.

A use tax is the equivalent of a sales tax on purchases made from outside Missouri, such as online purchases. However, the ballot ordinance approved by the Jackson County Legislature states no person shall be required to file a use tax return if their purchases from out-of-state vendors do not in total exceed \$2,000 in any calendar year. It is expected to mostly affect large capital equipment purchases from out-of-state vendors.

The tax is expected to generate about \$30 million annually, including \$10 million for financing road and bridge construction, \$5 million for affordable housing initiatives and \$15 million for repairs to the Jackson County courthouses in Kansas City and Independence.

## Need invasive species training? Call us!

Because folks are hunkering down for winter and preparing for the holidays, a regular invasive species training session is not scheduled for November. Instead, you can get trained by appointment.

Just contact the Lake Office at [office@laketapawingomo.com](mailto:office@laketapawingomo.com) or (816) 228-3721.

Training, which normally is on the third Saturday of each month, is required before residents may obtain boat registration stickers or dock permits, or use the lake "for any activity."



## Subscription & Advertising Information

The *Lake Tapawingo News* is a monthly publication of the Lake Tapawingo Country Club. Views expressed are not necessarily those of the Lake Tapawingo Country Club.

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**News:** Send news items to the editor at the e-mail address below or deliver to the Lake Office.

**Deadlines:** Submit news items or advertising by the 20th of the month prior to publication.

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Copies of the *Lake Tapawingo News* are available at the Lake Office for \$1 each.

**Lake Tapawingo Country Club website:** [www.laketapawingomo.com](http://www.laketapawingomo.com)

**City of Lake Tapawingo website:** [www.laketapawingomo.org](http://www.laketapawingomo.org)

**Community Facebook pages:** Search on Facebook for: "Residents of Lake Tapawingo" or "Lake Tapawingo Police Department"



# Effectiveness, manpower issues questioned

Continued from Page 1.

George said Electronic Technology Inc. offers a 30-day free trial of its system. He said another potential bidder is Flock Safety.

Rodenberg said the system can be used to identify vehicles of serious crime suspects, not persons with minor traffic violations, and could then send text messages to the police department.

Police Lt. Mike Zielinski told the City Council he often encounters vehicles with license plates that are stolen or otherwise do not match up with the vehicle. He said he arrested one felony suspect who was driving his sister's car. Zielinski added Lake Tapawingo Police do not operate 24 hours a day, seven days a week, making it difficult to monitor and follow up on reports from the system. Zielinski said he and Police Administrator Sarah Chatham were the only ones who could review the license recordings.

The officer added that, if a crime were committed and license plates examined from that period, the police would have to visit owners of out-of-town autos to ask them what they were doing in Lake Tapawingo at that time. He noted, for example, Lake residents' party guests might resent being questioned by Lake police investigating a crime. Also, he said, if the police computer system showed one of those party guests had an outstanding warrant, he would be obligated to arrest him.

George said it would cost \$2,500 per camera per year to lease the equipment, plus a one-time installation cost of \$400. It was expected the city would lease one camera for each of the three Lake gates.

Andy Gibler, 32 Docksides, said 95 percent of criminal deterrence was not the cameras but was the signs. He added that the Lake does not have the attractions for criminals such as big box stores or shopping centers. He called cameras one step too far. Jane Quinn, 19 Anchor, said she was concerned about invasion of privacy and using fear factoring in essentially a safe community.

Brad Barlow, 134 Beach, said there are cameras watching activity everywhere and they have filters on them to read only certain things. He noted many people have Ring doorbell-type cameras on their homes. He said the Lake is "blind to the reality of what comes in and out."

John Braden, 45 Anchor, recalled a previous Lake police chief reported questioning a criminal apprehended at the Lake and asking why he came to Lake Tapawingo to commit crimes. The chief said the suspect responded "because it is easy," because Lake many residents historically leave cars and houses unlocked and leave valuables in their cars. He said a first step is for residents to take their own security seriously.

Alderman Lisa Hodges said she thinks if someone is doing nothing wrong it is not an invasion of privacy but expressed concern whether the police department has the manpower to review and follow up on license plates. She said the money might be better spent if applied to pay for another part-time officer. She added that a 30-day test is not enough time to evaluate the system and that six months might be better.

Alderman Bob Seago agreed the money would be better spent on officers.

Zielinski said the department does not make the public aware of cases it handles involving domestic violence or mental illness. He said the understaffed department is required to send single officers to deal with issues.

Hap Graff, 30 Docksides, told the council he was president of the Independence Chamber of Commerce in 2016 and helped Independence Center obtain license plate readers, which he said helped slow criminal activity. Graff called it overly optimistic to think money could be applied to police. He said it is curious that other communities find license plate readers more important. He said he had raised \$2,500 from residents to pay for one camera that could be obtained to see if it helped.

Rodenberg closed the discussion and said the matter likely would be considered in the future.

## Council votes to upgrade police car, hand-held radios

Following discussion at the Sept. 2 council meeting, on Oct. 5 the council passed, 6-1, a motion by Alderman Steve Magel to accept a bid by Commenco Technology Solutions to purchase and install Motorola car and hand-held radios at a cost not to exceed \$35,000.

Chief Tammy Taylor previously reported the police car radios should have been replaced in 2019 and cannot be fixed if they break. She said the five hand-held radios will be phased out at the end of this year and should be replaced.

The chief said Lake Tapawingo police cannot communicate fully with police in surrounding cities. She said current radios handle metropolitan police department channels from 1-14, while new radios go up to channel 28.

City Clerk Paul Blixrud previously said the reserved police fund holds about \$141,000 that is generally restricted for police cars and equipment. That fund is generated by state motor fuel taxes and paid by the Missouri Department of Revenue rather than property taxes.

## CITY COUNCIL REPORT

The Board of Aldermen of the city of Lake Tapawingo met Oct. 5 at City Hall. Mayor Tom Rodenberg presided.

**Visitors:** Brad Barlow, 134 Beach; Darren Davis, 22 Clipper; Andy Gibler, 32 Docksides; Hap Graff, 30 Docksides; Scott Johnson, 16 Anchor; Charles Plank, 38 Docksides; Jane Quinn, 19 Anchor; Preston Weigel, 100 Beach; John Braden, 45 Anchor.

**Public display of processing of animals:** Alderman Steve Magel presented a revised ordinance prohibiting field dressing or processing a deer in a residential yard for more than six hours unless it is in an enclosure. Magel said the new proposed ordinance, No. 1027, replaced a previous draft ordinance, No. 1025, that was advanced on first reading at the June 29 City Council meeting.

Hap Graff asked why the city would consider allowing the hanging of processed deer in yards at all. Magel said the city had no prohibition on hanging deer for any period of time and that six hours was a compromise that enabled him to win enough votes for passage.

After discussion, the council approved, 5-1, a motion by Magel to advance on first reading Bill No. 1240, Ordinance 1027: *An Ordinance Amending the Municipal Code Relating to the Public Display of Processing of Animals*. On second

**See City Hall, Page 5.**



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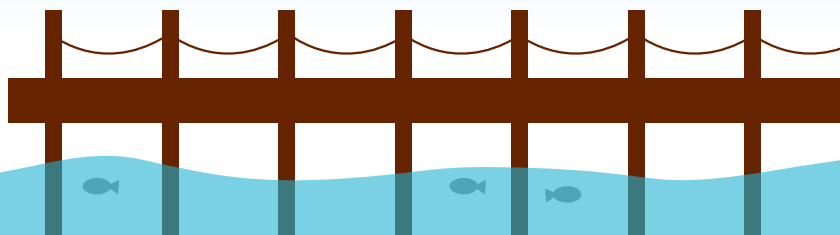


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# City Hall staff shuffles work load

**Continued from Page 3.**  
reading, the council voted, 5-1, to approve a motion by Magel for final approval of the ordinance.

**Financial:** City Clerk Paul Blixrud said the team of auditor Troutt Beeman & Co. only spent two days doing their field audit at City Hall, which Blixrud said was a good indicator for the new accounting software.

Mayor Rodenberg said he has been reviewing a lawsuit that Lee’s Summit and others filed against Jackson County regarding the 2023 assessed valuations and has decided not to pursue it.

**Mayor:** Mayor Rodenberg thanked Darren Davis for volunteering to be a liaison with AT&T and Comcast in regard to utility pole installation or replacement and service connections.

**Executive session:** The council voted, 6-0, to approve a motion by Alderman Steve Magel to convene in closed executive session at 7:06 p.m. to discuss legal matters, personnel and personnel records, pursuant to Missouri Sunshine Law Section 610.021.1 RSMo (legal), Section 610.021.3 RSMo (personnel) and Section 610.021.13 (personnel records).

The council passed, 6-0, a motion by Alderman Lisa Hodges to approve City Clerk Paul Blixrud’s request to begin working part-time effective Jan. 1 at an hourly rate of \$26.50 and to give Police Administrator/Office Assistant Sarah Chatham a raise to \$23 per hour as of Jan 1.

The payroll package allocations would also change for Chatham to the following: 25 percent of her payroll package would be allotted to general operation, 35 percent to police administration, 20 percent to water administration and 20 percent to sewer administration. The expected savings to the city would be about \$29,500 annually.

The council voted, 6-0, to approve a motion by Magel to end the closed meeting and reconvene in open session at 7:37 p.m. The council then passed, 6-0, a motion by Magel to adjourn.

*Official city minutes may be read at City Hall or on the city Internet site, [www.laketapawingomo.org](http://www.laketapawingomo.org).*

## MAYOR’S MINUTES

# City Clerk Blixrud goes part time; applicants must conform to building permit terms or seek amendment

*By Mayor Tom Rodenberg*

Greetings all. I hope your October is going well. What a great month – my birthday month!

You may have heard that City Clerk Paul Blixrud will be going part time effective Jan. 1, 2024. Paul will be in the office Tuesday through Thursday beginning January 2024. I wanted to make sure that the residents know that the city office also will be open on Monday and Friday.

There will be someone in the office to let you in and help with what you need. What you need might have to wait until Paul is in the office, but you will be able to come to the office on Monday and Friday.

There is a building permit issue that I should address. First, before doing any work on your property, please check with the City to see if a permit is necessary. Second, if a permit is necessary, you must not vary from the work identified in the permit without getting an amended permit.

The issue that has brought this to our attention involves the use of metal roofing materials. If you state in your permit that you will use asphalt shingles, you must use asphalt shingles. If you are going to vary from that roofing material, you need to obtain an amended permit. In addition, the Lake Tapawingo Country Club deed restrictions state that “no residence shall be wholly or partly covered with ... metal.” Any use of metal roofing must be approved by the Country Club prior to installation.

If you fail to obtain an amended permit and go ahead and install metal roofing, you might be required to remove the metal. Please make sure you get a permit if necessary (check with the City) and obtain any prior approvals prior to starting the work.

I was pleased to see that some are benefiting from lower property taxes based on the City’s decision to lower our levy. With all the tax talk going on, it is good to see the City is providing some relief. Some have asked if the City would be joining the lawsuits filed by other cities against Jackson County. We have not joined any lawsuits and there is no discussion about doing so.

I want to take this opportunity to thank everyone who has been expressing their opinion on the City’s possible purchase and use of license plate readers for our entrances. No final decision has been made. The Board of Aldermen may address the issue once again at the November meeting. Please feel free to e-mail me at [mayor@laketapawingomo.org](mailto:mayor@laketapawingomo.org) to express your opinion.

If approved by the board, the readers would be placed at each entrance and record the license plates and a bit of the image of the vehicle for all vehicles entering and leaving the Lake, 24 hours a day, each day of the year. The hope is that it would assist in the investigation of crimes that might occur in the Lake. The cost would be about \$8,000 for the first year and a similar charge for each year thereafter.

The City could stop the use of the readers at any time. There would be no long-term commitment by the City. Alderman Gary George is the person most knowledgeable about the readers. He would be someone you could contact to visit further about the benefit of having the readers.

The City’s annual audit was recently completed. The board will be getting a full report in a future meeting. This is a very important part of keeping your City financially sound.

I hope you have a very nice November and a very Happy Thanksgiving! Our next board meeting is Nov. 2. Please feel free to join us.



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PRESIDENT'S MESSAGE

# Like the lake after rains, board's job list overflows

By President Jayme Dean

As the summer is ending and autumn is rolling in, your Country Club Board of Directors continues to tackle a number of projects. Like our once-lowered lake after late October rains, the Board's to do list is full!

The dam repairs continue and all lake traffic remains at no wake speed until the completion of the project. The next phase is for the contractor to begin working on the road repairs and the lateral lines along the base of the dam.

Board members are working closely with consulting engineer Affinis Corp. as they reassess the previously submitted plans for corrections to AB Cove and the water infiltration from Miller's pond. In order to move forward with this project, the design phase will be revised in the coming months. Projections for this project to begin would be in July or August of 2024.

Meetings with Jackson County continue in regard to our property tax appeals. This is a very time-consuming task that Office Administrator Diana Reyes has been working very hard on as we prepare to speak with the county again. We are still hopeful we will receive reduced bills from Jackson County.

In the coming weeks, our budget committee, made up of ten residents, will meet to help the Board prepare a budget for the upcoming year, new registration stickers will be ordered, and annual assessment invoices will begin to be created.

One final item on the to do list is winterization of Water Patrol boats. Winterization of your watercraft needs to be on your to do list! Please take a look at the shoreline and any floating "lily pads" or mats should be removed from the water and stored very soon.



## COUNTRY CLUB BOARD REPORT

# Engineer expected to present Miller's pond dam design plans when complete

The Lake Tapawingo Country Club Board of Directors met Oct. 2 at the Clubhouse. President Jayme Dean presided.

**Visitors:** Jim Conway, 91 Dockside; Greg Fedo, 85 Beach; Gary and Sherry George, 44 Beach; Andy Gibler, 32 Dockside; Gary Gnip, 35 Dockside; Hap Graff, 30 Dockside; Gina Graham, 34 Anchor; Raynette Hannah, 39 Dockside; John Hoffman, 21 Dockside; Rob Markey, 1 Beach; Charles Plank, 38 Dockside; Rita Rainey, 107 Anchor; John Braden, 45 Anchor.

**Miller's pond dam:** Board Member Darren Davis said Jason Davis, the project manager for consulting engineer Affinis Corp., is familiar with dam and detention pond remediation above B Cove at Lake Tapawingo a few years earlier and had been part of the Miller's pond dam analysis above AB Cove in 2020. Board Member Davis said he would like Jason Davis to make a presentation to the board once he has final analysis and design plans for dam remediation.

Hap Graff said the last time Affinis estimated the cost of the Miller's pond dam project it was about \$300,000 and it is now about \$800,000. He asked what had changed. Board Member Susan Stiles said the proposed project had not changed and inflation over three years was the cause of the increase. She said the largest cost is rehabilitating the dam retaining wall and that utilities are under the road, which is also another costly factor.

**Dam and Spillway:** Board Member Clayton Holland said the lake needed to be lowered further to prevent water lapping onto freshly poured concrete on the spillway during dam remediation work. He said contractor Legacy Underground Construction had removed two and a half concrete panels from the spillway. He said it had been expected the concrete being removed would be from 4 to 6 inches thick, but it was found to be 10 to 12 inches thick.

Holland said the city automated calling tree would announce the dam road closure for concrete pouring on Wednesday, Oct. 4. He said if it rained the work would be delayed.

**Jackson County property assessment appeals:** President Dean said former Mayor John Sellers, who is a member of the Jackson County Board of Equalization; Office Administrator Diana Reyes and herself met with the county assessor earlier in the day. She said historic documents were taken to the assessor in support of an appeal to have 34 Country Club parcels relabeled as open/green space. She said Eric Rabe, project manager with the assessor's office, worked with the team to provide documents required to prove common space.

Dean said no decision has been made by the assessor's office at this time and ongoing work must be done with a specific contact who will be handling the Country Club's appeals. She said there would be more to come. She said she thinks the assessor is having a difficult time with the name "Country Club" and not recognizing the Lake Tapawingo Country Club as a homeowners association.

**Treasurer's report:** President Dean said a Budget Committee was being selected and financial documents are being drafted in preparation for the annual property owners budget meeting in December. Treasurer Scott Johnson asked subcommittee chairmen to submit their budget requests on or before the next board meeting.

Hap Graff and Andy Gibler volunteered for the Budget Committee. Graff asked if Simplified Employee Pension Plan (SEP) contributions had been continued for Lake employees. President Dean said the board was working on those.

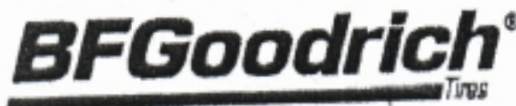
**Docks and Waterfront: 10-A.** Board Member Scott Johnson said Gregg and Karey Feightner of 10 Anchor submitted a permit application to replace the 10-A dock with an exact footprint replacement meeting the encapsulated foam requirements. He said the dock would be built and installed by Randy Gregory and the old dock would be removed from the lake. He said the 12- by 25-foot overall size of the dock is within parameters and ample room between neighboring docks is evident. Board Member Brian Smith said he would like to have it confirmed that the existing boatlift

**See Board, Page 9.**

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# Board finds railroad fencing defies simple solution

## Continued from Page 7.

would be placed in the exact position on the new dock. Johnson said he would inform the Feightners and moved to approve the dock replacement, which was approved, 10-0.

**83-B.** President Dean said Andy Duvall of 83 Beach requested an extension to his previously approved lakefront landscape permit. Board Member Susan Stiles said landscape boulders would block the edge of the cliff as a safety measure. She said the additional landscaping on the right side of the lot would mirror the approved installation on the left side. The board passed, 10-0, a motion by Ms. Stiles to approve the application.

**10-C.** Board Member Susan Stiles said Angela Montague would like permission to top a rock wall at 10-C with a fence. Ms. Stiles said the wall sits partially on Country Club property and the fence would not be permitted. No vote was needed.

**21-D.** Board Member Mike Stiles said John Hoffman of 21 Docksider requested seawall work at 21-D while the lake level was lowered. He said like much of the D Block lakefront, erosion has caused ground sinking at the shoreline and behind seawalls. Mr. Stiles said the Hoffmans seek a permit to pour footings and cap the existing patio to make it level with the seawall. He said the patio would remain the same size. The board passed, 10-0, a motion by Mr. Stiles to approve the application. Mr. Stiles said none of the work would touch the water.

**Municipal Business:** President Dean said the city considered placing license plate reader cameras at all three Lake gates. She said it would require Lake Board permission to place those readers on Country Club property. She requested that further discussion be postponed until Board Member Sarah Jordan, who is on the Insurance Committee, is present to discuss details involving liability. Board Member Scott Johnson said the city had not formally discussed the plate readers at that time.

**Maintenance: Ponderosa.** President Dean said a letter was sent to the city, requesting immediate removal of dirt, concrete, and asphalt that had been dumped on the back side of the Country Club's Ponderosa property by the city's water and sewer contractor, Underground Plumbing Pros.

**Railroad, Lease Lot fences.** President Dean said the board has been considering repairs to the fence along the Kansas City Southern Railway tracks but could not fit it into the Maintenance summer work schedule, plus summer foliage grown into the fence hindered such work.

Board Member Clayton Holland said he is seeking bids to replace the Lease Lot fence and that fence work might be scheduled in the fall once two storm drains are replaced in the roads. Board Member Brian Smith suggested utilizing old Lease Lot fencing to make repairs to the railroad fence but said 200 feet of railroad fence would be hard to fix piecemeal. He said buying new roll fencing could cost about \$4,000.

Holland said he would need to get three bids for materials and labor for the fence damage. He said splicing fencing material into an existing fence is difficult. Smith said

materials cost anywhere from \$15 to \$35 a foot and is not in the 2023 budget.

Board Member Scott Johnson said the board needs to decide about maintaining a fence that will be constantly damaged by falling trees from the railroad side of the fence. He said the railroad would not reimburse the Country Club for fence repair. He said they had offered to clear cut all trees on their land along the track but were stalled by the response from the Country Club. President Dean said the railroad no longer wants to pay to repair the fence and only considered clear cutting to solve its problem.

Board Member Susan Stiles said with ongoing fence issues, whether the railroad, the Lease Lot or along Woods Chapel Road, the Budget Committee needs to plan for fence repairs in future budgets.

Board Member Wes Knox noted there had been discussion of volunteers working on the fence. He added that the old Lease Lot fence top rails might be usable on the railroad fence. Holland said the other Lease Lot fencing was inadequate. He said he would get two more Lease Lot fencing bids.

**Trees and brush removal.** Board Member Brian Smith said Monster Tree Service is to remove or prune seven or eight trees that were previously approved by the board.

**Drainage.** Gary Gnip said there are two storm drains that run under his driveway at 35 Docksider and wanted to know if the Country Club could help with modifications to divert from his house the excess water from upper-tier lots, including from a Country Club lot on third tier. President Dean said the Country Club cannot make alterations to private property, but the Grounds Management Committee could observe the drainage and make a recommendation to mitigate the situation.

**Bylaws, Rules and Regulations:** Rita Rainey said she had obtained Missouri secretary of state documents on status of Country Club bylaws and made a plea to have any bylaws conflict resolved.

**Resident fence:** Jim Conway asked about placement of a proposed fence on the side of his property at 91 Docksider. President Dean said he would need a city permit for fencing.

*Official Country Club minutes may be read at the Lake Office.*

## No Lake privileges

### October 2023

The Lake Board lists the following property owners or tenants who do not have Lake privileges as of Oct. 25. Lake privileges include use of the lake for any purpose as well as all common space such as Liberty Gardens, boat lots, soccer fields, tennis courts, the Clubhouse and shelterhouses.

- |       |            |      |       |
|-------|------------|------|-------|
| 96-B  | Tadlock    | 73-D | Dowis |
| 170-B | Applequist |      |       |



# LAKE SIDE WITH LISA



## INTEREST RATE NEWS

The rates suck, lets be honest. What is driving rates higher right now? Inflation and the massive amount of debt that is flooding the market. In just the past 2 weeks the US has dumped \$28B a day (\$1.2B per hour) into the market. That is just too much supply.



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## LAKE TAPAWINGO HIGHLIGHT

7

For Sale

2

Sold

39

Avg Days on Market

500

Avg Sold Price

406

Avg Listing Price

97%

Sales to List Price Ratio

## MONEY MATTERS

Creative Ways Lenders

Combat Rates

- 2-1 Buy Down
- ARMs are back!
- Free option to refinance
- Free recast
- MHDC to help with down payment



## MONTHLY HOME CHECKLIST

ITS FINALLY FALL Y'ALL!

- Change smoke detector batteries
- Shake out welcome mats
- Replace exterior light bulbs
- Oil garage doors
- Inspect & clean your chimney
- Change kitchen cabinet and drawer linings



## LOCAL EVENTS

- NOV 1 - MUSIC IN THE GARDEN AT COLONIAL GARDENS
- NOV 4 - 4TH ANNUAL TRICKED OUT N TREAT - DOLLAR TREE
- NOV 5 - CHIEFS VS MIAMI WATCH PARTY & BREAKFAST - SINCLAIRS
- NOV 12 - PRINCESS PARTY - SINCLAIRS
- NOV 16 - HOLIDAY SIP & SHOP - COLONIAL GARDENS
- NOV 19 - YOGA & BREW AT THE MILL ROOM - EAST 40
- NOV 25 - SHOP, EAT, DRINK AND BE THANKFUL SHOP SMALL - AMERICAN LEGION



Lou in a Butterfly, left. In later years, both Lou and Pete kept their bigger Sweet Sixteens off quarantined Tapawingo so they could race them elsewhere. With the Tapawingo Yacht Club, Lou sailed a Butterfly and Pete a Dolphin. One of Pete's last times on Lake Tapawingo in a Sweet Sixteen was crewing for former Lake sailor Bill Smith in 2017.

## Sailin' away

*Old sailors never die, they just sail away.* – a Calypso song of dubious origin

By John Braden

A part of Lake Tapawingo history has passed with the deaths of beloved Lake sailors Pete Peterson in October, Lou Joline in September and former Lake resident Bruno Zwerenz in March. All three were avid sailors, each winning Sweet Sixteen National Regattas and striving to best each other in local and regional races.

All three were veterans of the days when Lake Tapawingo had enough sailors, including their kids, to reserve the lake every Sunday morning for sailboat racing, followed by beer and debate over who fouled whom.

Herman "Pete" Peterson, formerly of 30 Anchor, died Oct. 2 at the age of 95. He retired at 70 from automotive supply sales. Over more than six decades at the Lake, Pete fostered sailing by family, friends and neighbors, including the annual Pete's Pier Regatta, the first stop on the national Sweet Sixteen Sailing Association's annual racing circuit. The Pete's Pier match finally ended when the zebra mussel quarantine prevented about 20 outside Sweet Sixteen sailboats from entering the Lake each year.



On Pete's Pier

Lou Joline, 64 Anchor, died Sept. 3 at age 91. Lou spent most of his career in data processing. With spouse and crewmate Sonja, Lou competed near and far sailing Sweet Sixteens and Snipes. Lou never saw a sailboat he did not like and occasionally hauled home an old hulk to try it out. Lou also was a passionate runner with the Kansas

City, Blue Springs and Mid-America running clubs. (Once I called Lou on his cell phone with a sailboat question. He said he was in a marathon running up Pike's Peak. He said he could afford to pause because, as the only member of his age group, he would win the category.)



Lou preps his old Butterfly.

Bruno Zwerenz, formerly of 15 Anchor, died March 2 at 90. He and spouse and crewmate Rose raised a family with sailing and other sports on the waters of Lake Tapawingo. They eventually moved to Lee's Summit but continued competitive Sweet Sixteen sailing at Lake Jacomo and regional lakes. Bruno retired in 2016 from the UMKC School of Medicine Department of Community and Family Medicine where he was associate professor and chief of the Behavioral Science Section from 1982. (It is remembered that several years ago, Bruno came to the Lake Tapawingo Clubhouse for a Sweet Sixteen sailors party. It is also remembered that the parking brake failed on his Volkswagen Thing, which rolled from the Clubhouse parking lot and into the then-silt pond where Liberty Gardens now stands.)



Bruno

Both Pete and Lou eagerly joined Lake neighbors who revived the Tapawingo Yacht Club in 2012. That first Memorial Day Weekend sail featured 10 boats and nearly 40 people who met in Pete's yard for beer and potluck lunch.

Knowing the old sailors' competitive spirits, it's likely that Pete was ticked that Lou beat him to the finish line by a month.

## Filing dates for April city election come in December!

Three Lake Tapawingo City Council seats are up for election on April 2, 2024. That seems a long way away – EXCEPT candidate filings begin Dec. 5 and end Dec. 26 at City Hall.

- The three aldermen whose terms expire in April are:
- In Ward 1 (A Block), Steve Magel, 14 Anchor;
- In Ward 2 (B and C blocks), Lisa Hodges, 17 Beach, who was named to complete the term of Tom Rodenberg, who resigned last year to become mayor;
- In Ward 3 (D and E blocks), Bob Seago, 12 Emerald Shore.

Five seats of the 15-member **Lake Tapawingo Country Club Board** will be up for election in February for three-year

terms. Candidates must be recruited by about New Year's Day.

The Lake Board is required to name a nominating committee by 60 days before the Feb. 15 election, about Dec. 17. Lake Rules require the panel to report back its nominees at least 45 days before the Feb. 15 Property Owners Meeting and election -- about Jan. 1.

Property owners who want to serve on the Lake Board may contact the Lake Office, (816) 228-3721.

The five seats up for election include those held by Jayme Dean, Bill Ellwood, Allison Holmes, Mike Stiles and Darren Davis, who was named to complete the term of Cyndi Peterson who resigned.



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## WOMENS CLUB NEWS

Thank you to all who donated, volunteered, and supported the Barn Dance. It was a fantastic night, filled with wonderful food, an excellent band and lots of great friends and neighbors.

### Women's Club Senior Thanksgiving Luncheon

Thursday, November 16<sup>th</sup>  
Open to all residents 55 and over  
Social time at 11:30  
Buffet opens at noon

Any residents that are house bound or if you know of a neighbor who can't get out, please leave a Facebook post for Tomi Bellinghausen or leave a message at 816-582-5293 with name, phone #, and house # and we will arrange to deliver a meal. Happy Thanksgiving!



Be on the lookout for how you can help us express our appreciation at the luncheon thru donations of food items or by volunteering at the event.

### December

Ladies Night Happy Hour – Wednesday, December 6<sup>th</sup> 4:30-6:30pm at Johnny's in Blue Springs.  
Lake Employee Holiday Gift Donation Drive

### January

Bingo & Snacks 1/11, 7pm at clubhouse

Come have some fun and help us sort through all the great ideas for 2024 to see what we want to support in the new year.

**Board Positions are open and we would love to have some new faces help us organize the year. Please come to the January meeting and let us know you are interested. One of the best ways to be involved in our community and make a ton of friends!**



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SPORTSMEN'S CLUB NEWS

# Cold chilly weather; hot Chili Potluck Dinner Nov. 14!

By John Nicol

Our fall traditions of football, Halloween fun and Thanksgiving help us through the dwindling daylight hours, falling leaves and brisk days ahead. Further in keeping our spirits up, is having a bowl of hot chili with neighbors.



So, join in with the Sportsmen's Club traditional potluck Chili Dinner. It begins at 6 p.m. Tuesday,

Nov. 14, at the Clubhouse. Bring your favorite chili, soup or dessert for a potluck to be eligible to enter the drawing for a \$25 door prize. We will recognize our Lake military veterans and present them American flag lapel pins. There will be plates, service, hot dogs, condiments and usual drink choices provided by the Sportsmen's Club. See you there!

### Glad you watch Lake bulletin boards

The October Sportsmen's Club Meeting message board did not make it onto the Lake bulletin boards. That unfortunate occurrence made members think there would not be a meeting Oct. 10. Consequently, no members came except for half of the club officers, so the intended meeting was not convened by President Jim Clarke.

The election of officers was automatically postponed to the next regular meeting, which will occur Nov. 14 after the annual chili dinner. Expect

*The Lake Tapawingo Sportsmen's Club invites you and your family to a potluck*

*Free Chili Dinner* 

**Begins 6 p.m. Tuesday, Nov. 14**

Bring your favorite chili, soup or dessert to share with friends and neighbors at the Clubhouse.

*Bring an item to be eligible for a \$25 drawing*

*Veterans recognized to receive a flag pin!*

There will be plates, bowls, service, hotdogs, condiments, crackers, soda, water and adult beverages provided by the Sportsmen's Club.

*Join us for a hot chili dinner and warm friendship!*

the annual club membership renewal letter in your mail by then.

The Sportsmen's Club serves the Lake community in many ways. Besides great events in cooperation with the Women's Club including a low country shrimp boil, kid's fishing derby, Memorial Day pancake breakfast, barbecue feast, luau, fish fry, chili dinner, spaghetti dinner, Easter egg hunt, Santa at the gate, sponsoring the St. Patrick's Day parade, Fourth of July boat

parade, fireworks sales, and stocking the lake for fishing, we provide scholarships for qualifying students through their four college years. We also put up and tend the flags at the dam, built the Shelterhouse, storage buildings, Liberty landing dock and even provide the Lake auto stickers.

Please continue to support us with your membership renewal and join us if you are new here to help us to support activities at the Lake.

## Women's Club scholarship applications now available

By Niki Pitts

Each year, two \$1,000 college/ advanced education scholarships are presented to qualified Lake Tapawingo high school seniors by the Lake Tapawingo Women's Club.

Scholarship applications are now available at the Lake Office and will be posted on the Blue Springs High School website: Go to [bshs.bssd.net](http://bshs.bssd.net) and click on Academics and Counseling, then Local Scholarships. Applicants must provide transcripts, cover letter, application form, and results of ACT or SAT scores.

Applicants will be contacted by the Scholarship Committee for a personal interview.

Applicants must be from property-owning Lake Tapawingo households (not rental) and have lived in Lake Tapawingo city limits for at least 12 consecutive months previous to and adjacent to the scholarship award date.

To be considered, applications must be mailed or hand-delivered to Linda Sangster, 28 Dockside, **no later** than 6 p.m. on Saturday, Jan. 20, 2024. If you have questions, please call or text Linda at (816) 916-2400.





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## *A time for thankfulness, a time for gratitude*

*“The more you practice the art of the thankfulness, the more you have to be thankful for.” -- Clergyman and author Norman Vincent Peale*

*By Officer Sarah Jones*

With the holidays upon us and in the gift of giving thanks, Chief Tammy Taylor and the officers at Lake Tapawingo would like to start by saying “Thank you” for coming to the Citizen Appreciation Event Sept. 30 to celebrate all that you do for our police department! We appreciate all of you.

A special thank you to our grill masters for donating their time to cook as well as everyone who helped clean up. The food was delicious! We would also like to thank Alise Davis (Baked with Love) for her delicious cupcakes. Please reach out to her at, [alisesd22@gmail.com](mailto:alisesd22@gmail.com), if you would like to order any goodies!

Thank you to our DJ, Alex, for the entertainment and music and also to Liddy’s Bakehouse for the amazing dog treats! The event was a huge success and it was so wonderful to see the community come together for some fun.

This season can bring wonderful times for gatherings, a great time for making memories, and a whole lot of hustle and bustle! As we spend our time in the stores and online, shopping for the ones we love, we may get in a hurry and not stop to think about the possibility of scams.

Sometimes we think we are getting a great deal when we are actually providing payment information to a thief. Always be aware when entering your personal information online, at merchants or in person when purchasing items. Many scammers use Facebook Marketplace, Craigslist, and CashApp, as well as plenty of other websites to gain information.

Here are a few tips/red flags to be aware of while shopping this holiday season:

1. If a buyer is overly eager to share financial details, he may be a scammer.
2. Shop from secure websites only.
3. Always create a unique username and password for each account you have.
4. If something seems “too good to be true,” it probably is.
5. Always monitor your bank accounts/credit.
6. Do some research before making large purchases.
7. Always meet in a public place when buying from a swap shop.
8. Be aware of your surroundings at all times while shopping.
9. When in doubt, call the local police department, or stop in and talk to them if you have any questions.
10. Have fun, be safe and be alert.



If you are having an abundance of packages delivered to your home and would like extra patrol to keep a look out while on duty, please stop in or give us a call and let us know. We do not want anyone’s gifts or purchases being stolen. If you have cameras on your homes or garages, please make sure they are in use and working. Always take all of your personal belongings into your homes and keep your vehicles secured.

We want to wish the community a Happy Thanksgiving! We hope you all have plenty of delicious homemade goodies and get to enjoy the wonderful time of just being together.

*“There is a calmness to a life lived in Gratitude, a quiet joy.”  
– Author and cultural anthropologist Ralph H. Blum*

*See Police Reports, Page 19.*

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# NOVEMBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
			1 City Zoning Commission, 6 p.m. City Hall	2 City Council 6 p.m., City Hall	3 <i>Lake Office closed</i>	4
5  Daylight Saving Time ends	6 Country Club Board, 7 p.m. Clubhouse  <i>Lake Office hours: 11 a.m-6:45 p.m.</i>	7 <b>County special election</b> , 6 a.m.- 7 p.m., Clubhouse	8	9 Municipal court cases 10:30 a.m., Circuit Court, Independence  Women's Club Board, 7 p.m. Clubhouse	10  <i>City Hall closed Lake Office closed</i>	11 <b>Veterans Day</b> 
12	13  <i>Lake Office hours: 11 a.m-6:45 p.m.</i>	14  Sportsmen's Club Chili Dinner, 6 p.m. Clubhouse	15	16  Women's Club Thanksgiving Lunch 11:30 a.m., Clubhouse  <i>Lake Office closed</i>	17  <i>Lake Office closed</i>	18
19	20 Country Club Board, 7 p.m. Clubhouse  <i>Lake Office hours: 11 a.m-6:45 p.m.</i>	21	22	23  <b>Thanksgiving</b>  <i>City Hall closed Lake Office closed</i>	24  <i>City Hall closed Lake Office closed</i>	25
26	27  <i>Lake Office hours: 11 a.m-6:45 p.m.</i>	28	29	30		

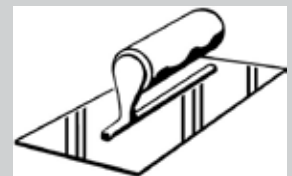
## Police Reports

	Sept. 1-30	Aug. 1-31	July 1-31	June 1-30	May 1-31	April 1-30	March 1-31	Feb. 1-28
Traffic - Anchor	1	2	1	1	0	0	1	2
offenses - Beach	0	0	1	0	0	2	0	0
- Clipper	2	0	0	0	0	1	0	0
- Dockside	0	0	2	1	2	0	0	3
- Emerald Shore	1	0	0	0	1	1	0	0
- Woods Chapel	0	0	0	0	0	2	3	1
- U.S. 40	17	7	26	11	15	25	26	23
- Total	21	9	30	13	18	31	30	29
Warrant arrests	1	2	0	2	0	1	2	1
Arrests	1	2	1	2	0	1	2	1
Felony arrests	0	0	0	0	0	0	0	0
Codes complaints	0	7	0	2	1	2	0	3
Calls for service	31	26	46	45	8	7	17	14
Warnings	11	8	5	7	8	17	22	14
<b>Total</b>	<b>65</b>	<b>54</b>	<b>82</b>	<b>71</b>	<b>35</b>	<b>59</b>	<b>73</b>	<b>62</b>



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