

LAKE TAPAWINGO NEWS

A publication of the Lake Tapawingo Country Club

NO-WAKE LAKE IN EFFECT

Remedial work begins on Tapawingo dam, spillway

By John Braden

A crew from Legacy Underground Construction began preliminary work in the last week of September to repair 20 years of wear and tear on the Lake Tapawingo dam and spillway. The dam's drain valve was opened Sept. 26 to lower the already low lake level about another 6 inches to make way for concrete repairs and other work.

Lake Board Member Mike Stiles had said, as a result of a meeting with OWN engineering and Legacy Underground Construction personnel, that remedial work was scheduled to begin on Sept. 18, a week later than originally planned. He said crews would work from 7 a.m.-5 p.m. Monday-Thursday.

Stiles said the lake would be drawn down in the period beginning Sept. 18 and would remain drawn down until all concrete work is completed. He said the lake would be drawn down about 6 inches from the current level, which already was about 6 inches below full pool.

Stiles said the lake would be limited to no wake -- with boats traveling no faster than idle speed -- through completion of the project. He said the contractor does



By John Braden

SPILL -- Legacy Underground Construction begins preparatory work to rehabilitate the Lake Tapawingo dam and spillway. Water flows down the face of the spillway from the drain discharge pipe, lowering lake level to accommodate project work.

not want boat wakes to create wave action pushing water over the spillway while new concrete is being installed.

Boat owners were notified of the no wake order by red flags on the bulletin

See No, Page 3.

Board OKs \$87,000 for Miller's pond dam engineering

By John Braden

The Lake Tapawingo Country Club Board voted Sept. 18 to spend \$87,000 for engineering design of remedial work to rehabilitate the deteriorating Miller's pond dam above AB Cove.

President Jayme Dean said the board abandoned the hope of winning cooperation of the heirs to the Miller farm, which would allow dredging of the pond and easier access to the dam and spillway project site. For years, the Miller heirs have resisted repeated Lake overtures to cooperate in a Lake project to stop inflow of pond silt, water weeds and debris and to reinforce the deteriorating dam that supports Anchor Drive, utility lines, pond spillway pipes and the pond itself.

Dean said the only work to be done in that area would be on the Country Club side of the property line -- which is just inside the pond -- to protect the integrity of the structure and drainage underlying the road. Board Member Clayton Holland said the need is urgent to repair the dam, where he said there is visible slippage marking the decay of the structure.

Dean said the board knows the construction project will be expensive and has to be budgeted for next year. A month earlier, consulting engineer Affinis Corp. updated its 2020 estimated costs for the rehabilitation project, increasing the total cost to \$795,900 from \$362,392 in 2020.

Board Member Scott Johnson said the board must take action on the next engineering steps and bidding or risk losing the summer 2024 construction season. Board Member Susan Stiles said the board would not have funds this year or next for the construction project and must get busy determining a funding source. She said a loan would be subject to high interest at this time. She said a special assessment on property owners likely would be required.

Johnson said next year's phased-in annual assessment increase approved by property owners would raise about \$200,000 but still leave the board with only about \$350,000 for operating needs. He said an educational process for property owners must be started. Board Member Darren Davis suggested

See Special, Page 2.



Around the Lake

SYMPATHY

Sympathy to:

The family of Wanda Foster, 33 Anchor, who died Sept. 10 at age 85.

The family of Lou Joline, 64 Anchor, who died Sept. 3 age 91.

BIRTHDAYS

- Oct. 4 John Nicol, 59 Dockside
- Oct. 5 Margie Guffey, 45 Beach
Casey Hodges, 17 Beach
- Oct. 8 Janice Cunha, 28 Anchor
- Oct. 10 Betty Smock, 102 Beach
- Oct. 13 Brian Hodges, 17 Beach
- Oct. 14 Julie Howe, 25 Emerald Shore
- Oct. 15 Lory Miller-Rodak, 159 Beach
- Oct. 16 David Dean, 62 Beach
- Oct. 18 Fletcher Bateman, 116 Anchor
Valerie Frankeberger, 58 Beach
- Oct. 25 Shirley Graff, 25 Dockside
- Oct. 27 Kevin Hornick, 7 Anchor
- Oct. 28 Thomas McDonald, 159 Dockside
- Oct. 30 Jan Baldwin, 9 Anchor
- Oct. 31 M.K. Mustard, 72 Beach
Cammie Turner, 48 Anchor

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.

Special assessment seen to complete Miller rehab

Continued from Page 1.

phasing in a special assessment over 2025 and 2026. Ms. Stiles said by that time the Miller's pond dam project likely would increase to \$1 million.

Ms. Stiles said the next expense would be the project design phase by Affinis, including final construction plans at a cost of \$87,000. Board Member Mike Stiles said if the board waits another six months, that cost would increase as well. He said the board should start now with engineering to get ready for a bidding process that would take another 90 days.

Ms. Stiles and Johnson, the board treasurer, said the board does have the \$87,000 available. Board Member Sarah Jordan moved to pay \$87,000 to Affinis Corps for the engineering work, seconded by Mr. Stiles.

Board Member T.J. McGinnis asked if the proposed project would solve the inflow problem from the pond. Ms. Stiles said yes, though the work would be performed on the Country Club side of the property line.

McGinnis suggested delaying a vote until the next meeting, saying \$87,000 is a huge amount. Ms. Stiles said there is no more information to be collected and the board has known this was coming for three years.

The board approved Jordan's motion, 10-1. Ms. Stiles said she would talk to Affinis.

Andy Gibler, 32 Dockside, told the board it should take the project to other engineering firms to see if there is a better option.

Gibler said at the subsequent, Sept. 18, board meeting that the board has voted to approve \$40,000 for seal coating the roads, \$30,000 for tree work, \$63,000 for dam and spillway oversight by OWN Engineering, and \$87,000 for Miller's pond dam design work by Affinis. He said these were all without three bids. Mr. Stiles said nobody but Affinis would touch looking at the Miller's pond dam issues.

Gibler said one must get three bids to practice due diligence for credibility. John Braden, 45 Anchor, said he is not an expert on the subject but his

See Need, Page 3.

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City of Lake Tapawingo website: www.laketapawingomo.org

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No-wake lake in effect until completion, seen Dec. 17

Continued from Page 1.

boards, the *Lake Tapawingo News*, the city automated calling tree and by the Residents of Lake Tapawingo Facebook page. Violators are to be subject to penalties. Board President Jayme Dean said residents must understand violations of the no wake order could adversely affect the dam remedial work.

Stiles said the total 12-inch drawdown probably would not affect use of the boat ramp. Board Member Wes Knox said the drawdown might make it possible to fill an underwater hole near the bottom of the ramp.

Dean said no unauthorized people would be allowed at the work site. Stiles said unauthorized people present might result in work being shut down. Stiles said the contractor said it is unlikely the road over the dam will be completely closed during the project, although a single lane might be closed for a while.

Stiles said it was hoped the project would be completed before the planned Dec. 17 end date but there are no guarantees.

Stiles had said Maintenance Coordinator Matt Kempf would lower the lake when the contractor requests it. Board Member Clayton Holland said he told the contractor three days would be needed to lower the lake to the necessary level.

Mr. Stiles said there is a stack of conventional blue foam in the B Block Boat Lot that dock owners in shallow areas might need

to keep their floats or docks from resting on the lakebed while the water level is lowered. The board passed, 10-2, Stiles' motion to approve temporary use of blue foam to prevent flotation, dock or ramp damage until the lake water level is restored.

Under a \$210,872 bid, Legacy Underground Construction is to deal with several areas in need of repair including deteriorating and undermined spillway concrete and erosion undercutting the edge of the road on the back side of the dam.

OWN recommended surface concrete repairs on the spillway crest (weir wall), full depth repair of some undermined concrete slabs near the top of the spillway on the right side and repair of deteriorated concrete of the energy dissipator at the bottom of the spillway. OWN also recommended filling voids under the approach slabs on either side of the spillway.

In addition to gravel blockage of a 50-foot section of the dam's drainage pipe system, the report found damaged access boxes, sediment buildup, and blockages, from soil, debris and vegetation, of a pipe running down the side of the spillway. It also found some pipes appeared to have been rotated so some seepage perforations were on the bottom of the pipes and some were on the top.

The engineer recommended clearing the pipe blockages and replacing any collapsed or damaged pipe sections or replacing the entire embankment drain system.

Need for bids, property owner budget vote questioned

Continued from Page 2.

understanding is that professional services, such as engineering work by OWN and Affinis, do not require three bids because professional services are secured by qualifications and negotiation rather than price bidding.

Raynette Hannah, 39 Dockside, asked if the board was voting to approve a special assessment. President Dean said only the property owners can approve a special assessment. Johnson said a special assessment likely would be needed.

Gibler said the board had indicated it would decide at the Sept. 18 meeting where the money would come from in the budget. Dean said there was no more information from Affinis and the project was not up for discussion on the Sept. 18 agenda.

Gibler said when the vote was taken for the Affinis design work, he said someone said they didn't know where the funds were going to come from. Jordan said that was referring to the construction project in its entirety, not the design process approved at the last board meeting.

Jordan asked why there has been such a reaction to the approval of the \$87,000 design fee. She said the majority of the project funds will need to be budgeted in the future but it cannot be presented to the Budget Committee without a design and that costs money.

Gibler complained there was not a special meeting of property owners to vote on a budget increase and he contested whether the need was that urgent. Gibler said calling a special meeting of property owners would only delay a project by a week. President Dean said a special meeting requires preparation, notification and education of property owners and other work requiring much more than a week.

Gibler said the board should decide where the money is coming from before advancing the project. Jordan said there is \$346,000 included in a designated fund for work on the

Miller's pond dam. She said while it is not in the operating budget for 2023 it is specifically named in designated funds.

Hap Graff, 30 Dockside, said he disagreed that the board cannot spend money that is not included in the annual budget approved by property owners. He said the board could spend any money in designated funds.



Affinis Corp.

"HDPE" - high-density polyethylene pipes.

"CMP" - corrugated metal pipes.

See more Country Club Board Report, Page 7.



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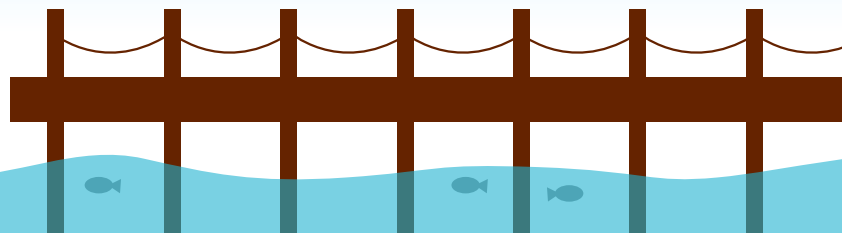


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CITY COUNCIL REPORT

City cuts tax levy nearly 66 cents per \$100 assessed value

The Board of Aldermen of the city of Lake Tapawingo met Sept. 21 at City Hall. Mayor Tom Rodenberg presided.

Visitors: Darren Davis, 22 Clipper; Scott Johnson and Sarah Buchanan, 16 Anchor; Charles Plank, 38 Dockside; Elizabeth Braden, 45 Anchor; James Brafford, Commenco.

Property tax levy hearing: The Board of Aldermen voted unanimously to reduce the city property tax levy to \$1.35 per \$100 of assessed valuation from the 2022 rate of \$2.0093.

Mayor Rodenberg opened a public hearing for discussion on the 2023 property tax levy rates.

City Clerk Paul Blixrud reported the July 2023 assessed value of property in the city as determined by the Jackson County Assessor's office was more than \$31.7 million, which in September 2023 was

adjusted to \$30.3 million, a reduction in value of about 5 percent. The city's 2022 assessed valuation was \$24.23 million.

The property tax levy rates for 2022 for both general operating and water system bond debt service totaled \$2.0093 per \$100 of assessed valuation. The 2023 rate is \$1.35; a reduction of \$0.6593.

The \$1.35 figure includes \$0.6387 for the general operating fund (compared to \$0.7503 in 2022) and \$0.7113 for debt service (compared to \$1.25 in 2022).

Blixrud said the expected revenue generated by those rates would be \$193,767 for the general operating fund and \$215,792 for the debt service, which is in year 9 of the 10-year general obligation water bond.

After discussion, Rodenberg closed the public hearing and returned to the open meeting. Alderman Steve Magel made motions for the first and second readings of Bill No. 1238 Ordinance

No. 1026: *An Ordinance Levying an Assessment upon the Real and Personal Property Situated within the Corporate Boundaries of Lake Tapawingo, Mo.*

The council approved both motions, 4-0, giving final approval to the ordinance.

Mayor Rodenberg said he has been working with the Jackson County Legislature regarding an ordinance to reduce county real estate assessments for senior property owners. He said he and City Clerk Paul Campo discussed the lawsuit that the city of Lee's Summit filed opposing increased Jackson County assessments.

Scott Johnson asked about the Lee's Summit lawsuit and said he thinks the city of Independence might have filed a similar lawsuit. Campo said the lawsuit filing is not clear and if this lawsuit was won, it would be interesting how it would affect the many other taxing jurisdictions in Jackson County.

See City, Page 7.

MAYOR'S MINUTES

Mayor works on property tax relief issues

By Mayor Tom Rodenberg

Greetings, all. Sure is nice to feel fall on the way. My favorite time of the year -- being an October birthday!

Sorry, but just a little more tax talk this month. At our Sept. 21 Board of Aldermen meeting, the board adopted an ordinance approving a new overall levy rate of \$1.35 per \$100 of "assessed valuation," not the market value as determined by the assessor's office, which has been all the talk on appeal. This is a nearly 33 percent reduction of the levy rate from the 2022 rate of approximately \$2.01. This should help with the tax burden, depending on the amount of increase in assessed value.

I have been working with the Jackson County Legislature on another bit of tax relief -- for seniors (those who are 62 or older). Missouri Senate Bill 190 provided for property tax relief through a real property tax credit for those who are "eligible for Social Security retirement benefits." (I think Jackson County has determined that to be age 62.) The eligible person has to occupy the homestead. However, each county had to adopt an ordinance enacting the credit. Jackson County has done so, effective with the 2024 tax year.

There are some hard questions with the implementation. (What will be the basis for calculation of the credit for those who have already turned 62? What if you were living in a different homestead when you previously turned 62?) In spite of some questions as to implementation, real property tax relief for seniors seems to be on the way in some form.

Finally, I have been getting some questions about whether the city of Lake Tapawingo would join in on the lawsuits filed by other cities against Jackson County regarding the assessments. We have not made any decision regarding filing a lawsuit or joining in the other lawsuits (one was recently filed by Blue

Springs and Independence, jointly). I have not been contacted by any other mayors regarding the possibility of a joint action.

There are serious legal questions and concerns with those legal actions. First, the lawsuits are not filed on behalf of individual taxpayers. While they may be benefited by the lawsuits, they are not filed on behalf of individual homeowners. (Individual homeowners had a right of appeal, which many have done.) Second, the Independence/Blue Springs lawsuit asks the court to use the 2021 assessments as the current figures for levying taxes. This would create a financial hardship on many municipalities who have budgeted on the increased assessed values.

There are many other hard questions regarding these lawsuits and their possible success. While our board discussed briefly this issue with our attorney at the meeting on Sept. 21, there was no real indication that Lake Tapawingo would join in the cost and expense of these lawsuits.

There is a great deal of uncertainty as to the validity and outcome of these lawsuits. Should one of the cities prevail in their action, the precedent set by that action would likely cause the county to reconsider the assessments countywide. (Otherwise, once the precedent is set, other cities could file and should prevail.)

I have been hearing that residents have had good success with challenging their assessments through the appeal process. That is good news for our residents.

Our next board meeting is 6 p.m. Oct. 5 at City Hall. It is coming up quickly since we moved the meeting in September.

Be sure to congratulate John Braden as our Citizen of the Year for 2023. We had a very nice time honoring him at the Truman Heartland Community Foundation Gala on Sept. 23.

Have a very nice fall month of October!



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City Council considers replacing obsolete police radios

Continued from Page 5.

Police: Chief Tammy Taylor introduced James Brafford of Commenco Technology Solutions. She the city’s police radios are outdated and phased out elsewhere in 2019.

Taylor said the car radios should have been replaced in 2019 and can’t be fixed if they break. She said five hand-held radios will be phased out at the end of this year.

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

For example, the council was told, there was an active shooter situation in Independence that moved east, and the Independence Police Department asked Lake Tapawingo Police for assistance, but Lake police did not get the word because the outdated radios did not get the call. That activity ended at Hidden Valley Park.

Brafford spoke about his company’s bid to replace three car radios and five

hand-held radios for about \$32,600. For that price, the radios would be the latest from Motorola with a five-year warranty and an option to extend it. Life expectancy for the portable radios is seven to eight years and the mobile radios 10 to 12 years.

Due to a computer chip shortage, the installation time to put the new radios into service is 12-16 weeks.

City Clerk Paul Blixrud said the reserved police fund currently 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.

Mayor Rodenberg asked Taylor to bring cost sheets to the council for consideration at the Oct. 5 meeting.

Alderman Gary George said Chief Tammy Taylor and the Lake Tapawingo Police Department planned to host a Resident Appreciation Day at

the Shelterhouse Sept. 23. The event subsequently was postponed to Sept. 30 due to a rainy forecast.

Public display of processing of animals: Mayor Rodenberg tabled discussion of Ordinance 1027, which would declare it a nuisance when animal carcasses, including deer being hung for processing, are not buried, destroyed or removed within six hours after death. The action was postponed until two absent aldermen could be present.

Community Development: As fall arrives, Alderman Steve Magel reminded residents that boat trailers, other trailers, and recreational vehicles are not allowed to be parked on the residents’ grass, but only on hard surfaces.

Official city minutes may be read at City Hall or on the city Internet site, www.laketapawingomo.org.

COUNTRY CLUB BOARD REPORT

Country Club property assessment appeal pending

The Lake Tapawingo Country Club Board of Directors met Sept. 5 and 18 at the Clubhouse. President Jayme Dean presided.

Visitors: Brian Bronson, 40 Docksides; Ty Francis, 3 Emerald Shore; Gary and Sherry George, 44 Beach; Andy Gibler, 32 Docksides; Hap Graff, 30 Docksides; Kris and Kim Hall, 8 Clipper; Raynette Hannah, 39 Docksides; Rob Markey, 1 Beach; Charles Plank, 38 Docksides; Brian Zoller, 87 Docksides; John Braden, 45 Anchor.

Jackson County property assessment appeals: President Dean said the board was notified the Jackson County Board of Equalization scheduled a hearing Oct. 2 for appeal of the Country Club property assessments. She said she and Office Administrator Diana Reyes would attend as would former Mayor John Sellars, who is Lake Tapawingo’s member on the Board of Equalization. Ms. Dean said Country Club historical documents are being collected to support the board’s appeals of assessment on 34 parcels.

Docks and Waterfront: 5-A. Board Member Mike Stiles said Paul and Kathy

Summers of 5 Anchor applied to replace their boatlift with a similar boatlift purchased from 2-A to be placed in the dock well. He said the existing lift will be removed from the lake and the new one will be attached to the current previously approved electrical connection. He said quarantine will not be needed since the lift is coming from a neighboring dock. The board passed, 12-0, a motion by Mr. Stiles to approve the application.

39-A. President Dean said for informational purposes that Phil and Meg Seifert applied to replace a conventional piece of dock foam with encapsulated foam on their 39-A dock in compliance with quarantine and that no board action was necessary.

112-A. President Dean said Mark

and Charissa Dyer of 112 Anchor have made necessary repairs to secure the 112-A dock to the shoreline. She said dock cables have been installed and seawall concrete repairs were being made.

117-A. Board Member Mike Stiles presented an application from Louis Tuck and Maureen Kemner to tuckpoint the stone seawall where their 117-A dock is attached in front of 50-A. They seek to perform the work while the lake is lowered for work on the dam. The board passed, 11-0, a motion by Mr. Stiles to approve the application.

120-A. Board Member Mike Stiles said concrete contractor Chad Eickleberry submitted a plan for attaching a 120-A dock to the shoreline at 56-A for David and Cheryl Clary, who own 120 Anchor.

See Dock, Page 9.

Invasive species training bumped to Oct. 28

The next invasive species training session has been bumped from the third Saturday to the last Saturday of the month, Oct. 28, due to a scheduling conflict. Training is set for 9 a.m. Saturday, Oct. 28 at the Lake Office. Preregister for training by contacting the Lake Office at office@laketapawingomo.com or (816) 228-3721.

Training is required before residents may obtain boat registration stickers or dock permits, or use the lake “for any activity.”



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Dock, seawall work OK'd; Ponderosa dumping pursued

Continued from Page 7.

He said the information provided is for the space, dock, and ramp approved in August. The board passed, 12-0, a motion by Mr. Stiles to approve the application.

83-B. President Dean said Alex and Hannah Duvall applied to build a patio on Country Club property above the bluff at 83-B to stop the rocky yard from eroding toward the lake. The 14- by 15-foot patio would include a short retaining wall, raising the level of the yard. Board Member Brian Smith said the concrete might be damaged if Lake equipment must cross it to work on large Country Club trees and it must be made clear to the Duvalls that is would be their responsibility to repair any resulting concrete damage. Board Member Mike Stiles said his only hesitation was that such work previously has been approved on the shoreline, while this is on Country Club property above the bluff. The board passed, 11-0, a motion by Mr. Stiles to approve the application.

33-D. President Dean presented an application from Mark and Julie Geraghty to overlay an existing, deteriorating patio on the lakefront at 33-D to approve appearance and safety. The board passed, 10-1, a motion by Board Member Mike Stiles to approve the application.

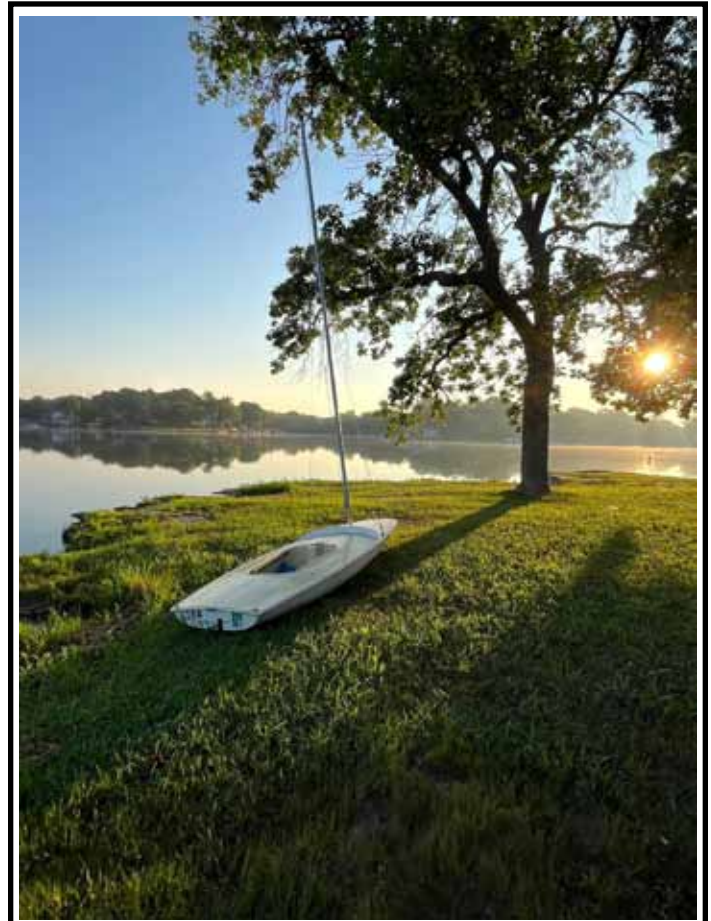
36-D. Board Member Mike Stiles said Dennis and Julie Reed submitted a permit application to work on their seawall while the lake is lowered for dam repair. He said some of the facing from a faux brick facade has dropped off into the lake. He said Reed would like to raise the footing in front of the wall by the height of one brick to create a ledge to support the wall. Mr. Stiles said many areas behind seawalls in D Block have been affected by ground sinking due to wash out and the Reeds would like to dig out behind the seawall and install graduated rock covered by topsoil. He said they have also requested to install a 2-foot concrete sidewalk behind the 14-inch cap on the seawall. The board passed, 12-0, a motion by Mr. Stiles to approve the application.

Maintenance: Ponderosa. President Dean reported on follow-up to Board Member Clayton Holland finding that a contractor has been dumping dirt in the back corner of the Ponderosa property. She said it was determined that Underground Plumbing Pros, a contractor for the city Water and Sewer Department, has been dumping dirt and broken up pavement from water and sewer projects on the back of the Ponderosa in the drainage area the board's contractor created for draining the former silt pond.

Dean said she talked with Mayor Tom Rodenberg and noted no board permission had been given for the dumping and that it had not been determined if the drainage area into the creek had been impaired. She said she requested no more dumping in the area until there is further discussion of the matter. The board passed, 11-0, a motion by Board Member Mike Stiles that dumping without permission on Country Club property be prohibited.

At the subsequent meeting, Dean said a letter was issued to the city stating dumping on any Country Club-owned property without permission is forbidden. Board Member Kim McReynolds asked what could be done to force the contractor to remove the material.

Holland said the debris is dumped in an area where erosion could flow into a creek bed that flows into the Little Blue River



By John Braden
WAITING FOR A WIND -- A Butterfly sailboat rests on the point of A Cove on a calm morning.

drainage although the debris is a few feet short of the drainage point at this time. He said there was no silt fence to prevent runoff. Dean said Alderman Bob Seago said it was too expensive for the city to pay to have the debris hauled to a landfill. She said either the contractor or someone from the city decided it was OK to use Country Club property for dumping.

Board Member Bill Ellwood suggested a cease-and-desist letter be sent to the city. McReynolds said the city needs to stop giving permission to residents and contractors to do anything with or on Country Club property. The board passed, 12-0, a motion by Ellwood to send the city a cease-and-desist letter requiring it to remove the debris from the property at its expense.

Holland said he thought the contractor might have had city Water and Sewer employees dump it there. Dean said that raised the question whether the Water and Sewer employees performed the work on their city-paid hours or during hours they were being paid by Underground Plumbing. Holland said a drainage swale constructed for the former silt basin had not been affected at that point but he is monitoring the dump site as well as the contractor's dump truck which he said was currently half full.

Board Member Wes Knox asked when saw cuts in the roads by Underground Plumbing are to be repaired. Dean said the Country Club gave the city requirements for road cut restoration and the contractor has not performed any of the cut repairs to specification. She said there are two cuts on Beach

See Tree, Page 11.



LAKE SIDE WITH LISA



INTEREST RATE NEWS

As expected the Fed did not raise their key rate. The 2024 median rate increased from previously forecasted 4.6% to 5.1% and 2025 increased from 3.4% to 3.9%. For the rest of this year there were indications of another hike before the end of the year



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LAKE TAPAWINGO HIGHLIGHT

7

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1

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6

Avg Days on Market

489

Avg Sold Price

381

Avg Listing Price

102%

Sales to List Price Ratio



MONEY MATTERS

What are Seller Concessions?

- Something the seller pays to buyer
- Could go towards closing costs
- Could pay for repairs buyer found were needed during inspections
- Is paid through closing & lowers upfront costs to buyer



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Fall Prep Could Save You Time & Money!

- Snake shower & bath drains
- Remove lawn mower battery & store
- Drain & reel the garden hose
- Add fuel stabilizer to gas tools
- Inspect & clean your chimney
- Clean gutters



LOCAL EVENTS

- OCT 6** - GHOST TOURS AT DILLINGHAM-LEWIS MUSEUM
- OCT 13** - WITCHES NIGHT OUT AT KARMA COMMUNITY MARKET
- OCT 13** - HAUNTED ORCHARD AT COLONIAL GARDENS
- OCT 21** - MILLER THEATRES FLICK N' TREAT
- OCT 22** - DOGTOBER FEST AT KEMPER OUTDOOR PARK
- OCT 28** - 4TH ANNUAL TRICKED OUT N' TREAT AT BLUE SPRINGS DOLLAR TREE



Tree removal bids to be sought; Water Patrol closes season

Continued from Page 9.

and a steel plate over a cut on Anchor that have not been properly repaired. Knox said the cut on Anchor is over a hill and on a curve creating a potentially dangerous situation.

Tree and brush removal. Board Member Brian Smith said there are no tree trimming/removal bids to submit at this time, but a schedule has been received from Monster Tree Service for previously approved tree work. He said he has four trees that are not an emergency at this time and the arborist will look at them when they come out again.

Board Member Bill Ellwood asked when the last time tree work was bid by three vendors. He said the board has a fiduciary responsibility to get three bids once per year to ensure guidelines are being followed. Board Member Scott Johnson agreed with Ellwood that the Country Club spends a lot of money and getting three bids annually should be done.

Board Member Sarah Jordan said in addition to proper insurance and equipment by a tree vendor, it is important the company has an arborist on staff to diagnose a proper course of treatment for diseased or undernourished trees rather than cutting them down. Board Member Mike Stiles said a friend of his has a tree service business and said Monster under bids them every time. Gary George said he knew a firm that could bid on tree work. President Dean said bids would be obtained.

Buoys. Board Member Brian Smith said the Maintenance Department repaired two buoys but it would be better to wait until next spring to install other buoys and replace lights because ice action during winter tends to damage them. He said it is obvious by the damage that boats are repeatedly striking buoys.

Bylaws, Rules and Regulations: President Dean noted it was pointed out in a previous meeting that many “lily pad” floating mats have been left tied in front of docks when not in use. She said Lake Rules require they not be in front of docks when not in use, but may be attached to the side of a dock if it does not block adjacent boats. Board Member Susan Stiles said the board should consider amending rules on Swimming, Item G, number 3. Swim Floats, to remove the word “inflatable” making it clear the rule, which predates the foam mats, applies to the technically non-inflatable mats. Dean agreed with updating the rule.

Water Patrol: Board Member Wes Knox said the patrol boat motor keeps dying and more work is needed. Board Member Brian Smith asked to add discussion of keeping or selling the old Water Patrol boat to the agenda for the Oct. 2 meeting.

Knox said temperatures were expected in the 90s in the upcoming weekend of Sept. 9-10 so Water Patrol would continue to be needed. Board Member Susan Stiles suggested the Water Patrol should work through the first week of the Sept. 18 no wake order during dam work. Knox said the patrol worked into September last year due to warm weather and that weather conditions would continue to be monitored. At the subsequent meeting, Knox said the Water Patrol was done for the year.

Knox said a small sailboat was out again carrying a child during heavy Labor Day holiday boating traffic. He said rules give sailboats the right of way but he disagrees and that the board should think about restricting sailboats next year. John Braden said power boats create the hazard and that a no-wake lake would be safer.

Lake Environment: President Dean said Blue Valley Labs soon would be using a Country Club boat to find and spray additional parasitic dodder vine on the lakefront. She said residents should contact the Lake Office if they prefer other lakefront weeds at their locations not be sprayed.

Boat Lots and Lease Lot: President Dean said there is a neatly stacked pile of used blue foam in the B Block Boat Lot. As conventional foam is being replaced by encapsulated foam, she said the board is open to collecting more blue foam only, which is used to support stored pontoon boats.

Boat ramp scheduling: Board Member Kim McReynolds said she would post on the Country Club website, www.laketapawingomo.com, a schedule of board members to be available at the boat ramp through November.

Lake Environment: Board Member Brian Smith said invasive species quarantine time is now 21 days.

Municipal Business: Hap Graff said the City Council is discussing a possible ordinance to restrict to six hours the visible hanging of deer carcasses for processing. He questioned why that should be allowed at all and suggested the board should comment to the city. President Dean said the Country Club cannot regulate private property and the matter should be managed through the city.

Minutes: Board Member T.J. McGinnis proposed that minutes of the Aug. 21 meeting be corrected, under Maintenance: Tree and brush removal, to state Board Member Clayton Holland moved to approve proposed tree work and obtain an over-budget amount from \$7,000 in the Pathways designated fund. The board passed, 9-0 with 2 abstentions, a motion by Board Member Susan Stiles to approve the Aug. 21 meeting minutes as corrected.

Executive session: President Dean adjourned the Sept. 5 regular meeting and convened the board in closed executive session at 8:30 p.m. to discuss a property owner’s request for installment payments of an annual assessment.

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

No Lake privileges	
September 2023	
The Lake Board lists the following property owners or tenants who do not have Lake privileges as of Sept. 26. 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.	
148-A Journey	170-B Applequist
94-B Luptak	73-D Dowis
96-B Tadlock	



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WOMENS CLUB NEWS



Men's division winners:
Jake Reed and Dan Martin

Lake Tapawingo Pickleball Tournament had terrific participation and got done before the rain started!

Thank you to Lisa Hodges, Hap Graff, and Chuck Welch for organizing.



Women's division winners:
Kendra McGinnis & Lisa Hodges.



Barn Dance

Saturday, October 21st
See flier for all the activities and how to buy tickets. Come kick up your boots on a great night.

Women's Club Senior Thanksgiving Luncheon

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



Volunteers are always needed for our events so please let us know if you are willing to help with either the Barn Dance or Thanksgiving Luncheon. Reach out to Lisa Davis or Julie Davis for the dance and Tomi Bellinghausen on the luncheon. We are also looking for two people to help fill out our board. We need someone for the communications position and one for logo item development/ordering. Reach out to Morgan Combs if interested. Thank you and have a terrific fall!



Lake Tap Barn Dance!

Saturday, October 21st.

Live Country Music!

Please Pre-Register!

\$ 10 in advance



Tickets include: one wine or beer for adults, kids drink, very yummy desserts & raffle ticket. Bring friends & family & enjoy a beautiful evening of music, food & fun. \$ 10 advance/\$ 12 at door. Food Truck arrives at 5:30 (menu: behungrygator.com) music at 6:30! See y'all at the Shelter House for The Women's Club 3rd Annual Barn Dance!

ORDER FORM \$ 10 per person

Name _____ # of tickets _____

Address _____

Please include payment & drop off at box in carport at: 18 Emerald Shore!



SPORTSMEN'S CLUB NEWS

By John Nicol

Despite raindrops, 110 residents enjoy Fish Fry!

By John Nicol

Passing rain showers did not dampen the spirits of 110 adults at the ninth annual Vernon McGuire Memorial Fish Fry. Every bit of crispy fried fish was eaten along with delicious onion rings, hushpuppies, french fried potatoes and coleslaw.



Fry masters included Jim Clarke, John Harrison, Scott Patton, Jeremy Cumberford and Greg Fedo. An additional thanks goes to Greg who prepared the hushpuppy batter from Patti Fedo's special recipe. Tyler Follis did double duty to both cut and bread the fish for frying. Set-up and serving was provided by Dan Long, Scott Rhodes, Matt Quinn, John Nicol and Clint Cumberford. Chuck Welch greeted along with being cashier. Trish Long organized and served the tasty desserts furnished by the Women's Club.

Thanks go to all who came out to enjoy the feast and those who made it happen.

Sportsmen's Club election of officers set for October

President Jim Clarke convened the Sept. 12 regular meeting, which included Treasurer Chuck Welch's report that scholarship payments had gone out to the various schools. Also, funds donated at the Luau for Maui fire recovery have been directed to a Hawaii relief organization.



First Vice President John Harrison reported membership increased to 151 and a membership mailing will begin in November. Second Vice President Joe Rush outlined upcoming Fish Fry details including 90 pounds of fish bought, times set, Fish Fry signs to go up and who would be available for frying.

Third Vice President Jeremy Cumberford said bass were being caught and he would gather information to consider adding small fish to the lake this fall.

Under new business, Matt Quinn was appointed to be the chairman of the nomination committee for the October meeting officer election. Chuck Welch continued to be our link to support the Women's Club Pickle Ball tournament.



Are you turning 65 soon or do you know someone who is? Are you over 65 and curious about increasing costs and Medicare changes?

Former Lake Tapawingo resident Paul Kueffer, a licensed Missouri agent for more than 30 years, specializes in all areas of Medicare and Social Security Benefits. Let Paul simplify and streamline your research, answer all your questions, and point you in the right direction. Paul is an independent broker licensed and certified with all the major providers. He will save you time and money, not to mention clarity and peace of mind. Paul's mission is educating and helping you make an informed choice. **There is never a charge for his services.** Paul is happy to schedule an initial telemeeting and provide you information and next steps guidance for all your Medicare and Social Security questions.

Paul Kueffer, 816-520-2162, pckueffer@gmail.com, www.SeniorBenefits101.com

We do not offer every plan available in your area. Information we offer is limited to the plans we offer in your area. Please contact medicare.gov or 800 Medicare to get information on all your options. (Not affiliated with any government agency.)



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***New Boat Purchase
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Shop Smithville Marine and take advantage of 2023 sale prices on pontoons and outboards during October, and we'll store your new boat this winter and deliver it to the lake in the spring - FREE!*

***Repower Special**

Replace your outboard with a new Yamaha or Mercury and we'll waive pick up & delivery fees. Good for Repower orders placed by November 15.

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TAPAWINGO POLICE GAZETTE

PUBLIC SAFETY AND SECURITY

As seasons change, we get beautiful leaves that you can't burn

By Officer Sarah Jones

Autumn, as we know, brings the cooler weather, the trees becoming less full, and a great time for bonfires and s'mores! We all love sitting around a warm fire and enjoying each other's company. However, we need to always remember safety, when it comes to what and how we are burning. In Lake Tapawingo we have a city ordinance we have to follow when it comes to setting a fire.

Section 210.300 – Burning of Noxious and Polluting Substances

A. It shall be unlawful for any person to burn trash, leaves, vegetation, debris, refuse and any material or substance which emits particulate matter, dust, fumes, fly ash, gas odor, mist, smoke, pollen, odorous substances or any combination thereof.

B. This section does not pertain to or relate to any fuel-burning equipment such as a furnace, boiler or other equipment, device or contrivance used primarily to burn any fuel for the purpose of indirect heating.

C. The burning of wood or wood derivatives in a fireplace contained within a dwelling, or on the lake or the beach thereof for recreational purposes with the approval of the City, and the burning of charcoal or similar substance outside of a dwelling but within an acceptable receptacle, for the purpose of cooking and preparing food, is not considered noxious or as a pollutant.

D. Any violation of the provisions of this Section will be prosecuted in the City Court and a minimum fine of (\$10.00) and a maximum fine of (\$500.00) will be assessed for each violation.

Please keep the above section in mind when starting any kind of fire. If you have any questions, please contact City Hall.

Living around this beautiful lake comes with some amazing scenery, but also comes with some inconveniences, such as road work and dam work. Starting the week of Sept. 18 through December 2023, there will be a slight delay when crossing the bridge over the dam. It will eventually be cut down to one lane of traffic.

Please be observant of the workers as well as other traffic while crossing, as we know this is a narrow section of roadway. If you observe any hazards or have any trouble with crossing, please let the Lake Tapawingo Police Department know so we can handle the situation safely.



Hoping Halloween is more treat than trick!

While our children are out moving about in their cute or scary costumes, let's remember to be observant of them crossing streets or walking down the sides of them. If you are handing out candy, please turn on your porch light so the children know they are able to approach your home.

Also, if you have any pets outdoors during these hours, please be sure to have them on a leash, as we do not want anyone to be injured. After dark, we know it is hard to be seen, and not all costumes are in bright colors. Please be sure to have your headlights on while driving through the city.

Thank you for your vigilance and support! We look forward to seeing all the wonderful decorations and fun costumes!

See Police Reports, Page 19.

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Marina & Boating Safety

Boats can be a great source of summer fun and leisure. But, boaters, swimmers, and marina staff must be aware of dangers in and around the water. Electrical hazards and carbon monoxide (CO) bring unique risks to the boating world. Learn to protect people and pets from these dangers.

ELECTRICAL SAFETY

- »» Never allow swimming near the boat, marina, or launching ramp. Residual current could flow into the water from the boat or the marina's wiring. This can put anyone at risk of electrical shock drownings (ESD).
- »» Be sure your boat is well maintained. Have it inspected each year. Ask a qualified marine electrician to do this job.
- »» Ground fault circuit interrupters (GFCIs) and equipment leakage circuit interrupters (ELCIs) should be installed and tested monthly. Run tests to find out if electrical current is leaking from the boat.
- »» Only use cords intended for marine use. Never use household cords near water.
- »» Know where your main breakers are on both the boat and the shore power source. This will help you respond quickly in an emergency.

CARBON MONOXIDE SAFETY

- »» Poorly tuned engines produce more CO. Keep your engine properly maintained. Follow manufacturer's instructions for service.
- »» Proper ventilation for engine and generator exhaust vents must be clear and pipes should be inspected for leaks.
- »» Get into fresh air right away and get help if you feel symptoms of CO poisoning. These include headache, fatigue, confusion, dizziness, nausea, or seizures. The symptoms can be similar to seasickness. Assume it is CO exposure until you are sure the boat is safe.
- »» Do not swim near the boat's exhaust vents. CO accumulates there.
- »» Install CO alarms inside your boat. Test CO alarms before each trip.
- »» Choose a CO alarm that is listed by a qualified testing laboratory.
- »» If the CO alarm sounds, move to a fresh air location right away.



KNOW THE RISKS!

Electrical shock drownings can occur when marina electrical systems leak electrical current into the water. Boats can also serve as the source of an electrical leakage. Leakage can cause a shock that can injure, disable, or kill a person.

Carbon Monoxide is a gas you cannot see, taste, or smell. It is often called the "invisible killer." CO is created when fuels such as gasoline, diesel, or propane do not burn fully. CO is also produced when wood or charcoal is burned.

Sources of CO on your boat may include engines, gas generators, and cooking ranges. Space and water heaters can also be sources of CO. CO can collect anywhere in or around a boat. The gas is harmful to both people and to pets.

FACT

CO can remain in or around your boat at unsafe levels even if the engine has been turned off.

PennTech, Inc. (816) 591-8383

www.PennTechinc.com



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OCTOBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
1	2 Country Club Board, 7 p.m. Clubhouse <i>Lake Office hours: 11 a.m-6:45 p.m.</i>	3	4	5 City Council 6 p.m., City Hall	6 <i>Lake Office closed</i>	7
8	9 Columbus Day <i>Lake Office hours: 11 a.m-6:45 p.m.</i>	10 Sportsmen's Club 7 p.m., Clubhouse	11	12 Municipal court cases 10:30 a.m., Circuit Court, Independence Women's Club 7 p.m. Clubhouse	13 <i>Lake Office closed</i>	14
15	16 Country Club Board, 7 p.m. Clubhouse <i>Lake Office hours: 11 a.m-6:45 p.m.</i>	17	18	19	20 <i>Lake Office closed</i>	21  Women's Club Barn Dance, 5:30 p.m., Shelterhouse
22	23 <i>Lake Office hours: 11 a.m-6:45 p.m.</i>	24	25	26	27 <i>Lake Office closed</i>	28  Invasive Species Training, 9 a.m. Lake Office (preregister)
29	30 <i>Lake Office hours: 11 a.m-6:45 p.m.</i>	31 Halloween 				

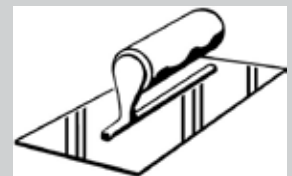
Police Reports

	Aug. 1-31	July 1-31	June 1-30	May 1-31	April 1-30	March 1-31	Feb. 1-28	Jan. 1-31
Traffic - Anchor	2	1	1	0	0	1	2	2
offenses - Beach	0	1	0	0	2	0	0	0
- Clipper	0	0	0	0	1	0	0	0
- Dockside	0	2	1	2	0	0	3	1
- Emerald Shore	0	0	0	1	1	0	0	1
- Woods Chapel	0	0	0	0	2	3	1	3
- U.S. 40	7	26	11	15	25	26	23	57
- Total	9	30	13	18	31	30	29	64
Warrant arrests	2	0	2	0	1	2	1	4
Arrests	2	1	2	0	1	2	1	4
Felony arrests	0	0	0	0	0	0	0	0
Codes complaints	7	0	2	1	2	0	3	1
Calls for service	26	46	45	8	7	17	14	15
Warnings	8	5	7	8	17	22	14	31
Total	54	82	71	35	59	73	62	119



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