

Fox & Downs Connection

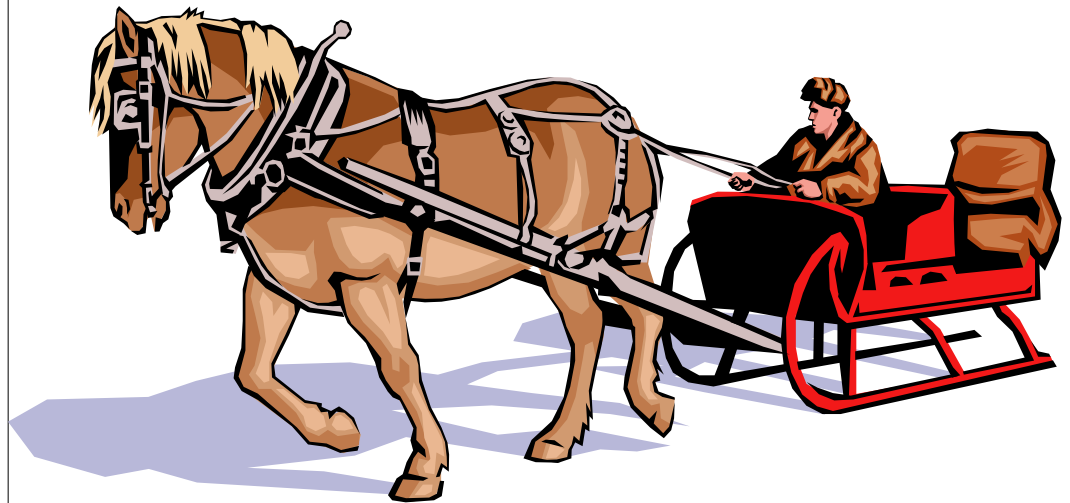
Sleigh bells ringing on Rosehill

Sleigh bells will be ringing and maybe there will be some singing as horses and wagons clop-clop through our neighborhood streets on Sunday, Dec. 3.

In cooperation with our neighboring homeowners association Fairfield Manor, we are holding our first ever holiday horse-drawn wagon ride.

The horses and wagons will be provided by Pioneer Trails Adventures of Independence.

In addition to Fairfield Manor, Bedford Downs, Foxfield and Foxfield Estate resi-



dents can enjoy a leisurely ride aboard the horse-drawn wagons between 1-6 p.m.

Residents are encouraged to stop by the passenger-loading area at Pleasant Ridge Elementary School early in the afternoon to reserve a time slot for your entire family. We will assign return times for family groups, so no one will have to wait in lines for a ride.

We will begin accepting return-time reservations on a first come-first serve basis at 1 p.m.

But that isn't all the festivities planned—more fun is in the works. Santa and Mrs. Claus will make a special guest appearance from 2-5 p.m. for children who want to whisper wish-list ideas to St. Nick.

Hot chocolate and other goodies will be available for everyone who drops by

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What's happening around the block

- Dec 3 - Sleigh ride
- Dec 18 - Board meeting
- Dec 25 - Christmas
- Jan. 1 - Ring in 2007!

From a siren to a ka-ching... when (false) alarms clobber homeowner pocketbooks

Feeling safe with a home security system has a price, but sometimes we don't realize that the cost can be more than installation and maintenance.

False alarms. They are the resource-draining culprits. Most

of us who have home alarm systems have experienced the siren screeching triggered by mistake.

But every mistake is costly. In 2005, Overland Park police responded to 4,672 false alarms, costing us tax-

payers a whopping \$364,416. On average, alarm responses are price-tagged at \$78 each. Compare the number of false alarms to 30 alarm calls caused by criminal activity.

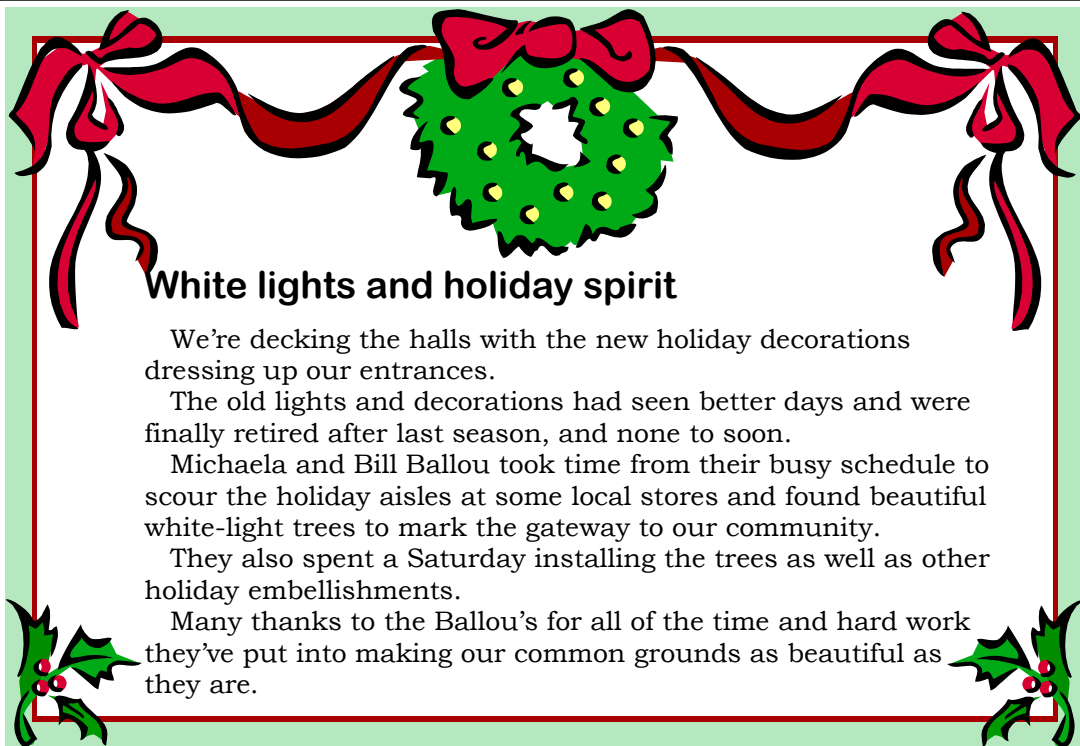
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Management contract approved

The HOA board unanimously voted Nov. 20 to approve a contract renewal between the association and Barnds Brothers.

The contract continues a long business relationship between the HOA and the management company, which handles the association's business administration.

Barnds Brothers is located at 10000 W. 135th St.



White lights and holiday spirit

We're decking the halls with the new holiday decorations dressing up our entrances.

The old lights and decorations had seen better days and were finally retired after last season, and none to soon.

Michaela and Bill Ballou took time from their busy schedule to scour the holiday aisles at some local stores and found beautiful white-light trees to mark the gateway to our community.

They also spent a Saturday installing the trees as well as other holiday embellishments.

Many thanks to the Ballou's for all of the time and hard work they've put into making our common grounds as beautiful as they are.

False alarms robs homeowners' pocketbooks

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Police report that for every false alarm, two officers are dispatched to the home, effectively making them unavailable for real emergencies for 30 minutes.

Moreover, false calls do affect you personally. As the homeowner, the city will hold you responsible for false alarms. Any more than two false alarms within a year will flag the homeowner for fees, ranging from \$50 up to \$250, plus the police can suspend alarm responses to any home with more than 10

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false alarms in a given year.

"Remember, canceling a known false alarm with your alarm company prior to police arrival is a non-chargeable false alarm," Debbie Austin, OPPD alarm coordinator, said.

However, duress, hold-up and panic alarms cannot be canceled, Austin said, ex-

plaining that for safety reasons, police must respond to those calls.

She offered these tips to keep off the false-alarm list:

- Make sure everyone with a key to your home, including house-sitters and babysitters, knows how to operate your alarm system.
- These same people

should know passcodes, passwords and how to cancel false calls with your alarm company.

- Hold refresher lessons for kids home from college.
- Make sure your alarm company knows how to reach you all the time, even when traveling.
- Make sure you don't hang decorations where they might set off motion detectors.

For more information, contact OPPD Alarm Coordinator Debbie Austin, 327-6722.

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The Bedford Downs Homes Association newsletter is published electronically monthly. It is distributed on the HOA's Web site, www.BedfordDownsHomes.com, and by e-mail to those residents requesting it. Subscription requests may be submitted to newsletter@bedforddownshomes.com. Subscriptions may be canceled at anytime by sending an e-mail to the same address with UNSUBSCRIBE in the subject line. All newsletter-related correspondence should be e-mailed to newsletter@bedforddownshomes.com. Subscriber e-mails will only be used for HOA-related business and will not be disclosed to anyone else. For HOA contact information, please visit www.BedfordDownsHomes.com.

Keeping tabs on Frisky

It might be tempting, but letting Rover run free on your daily walk could land you in hot water. The City of Overland Park has leash laws prohibiting dogs from running loose.

A similar ordinance applies to cats if there are complaints about the animal's misdeeds.

The dog ordinance requires owners to have dogs leashed when the dog is not on their property. The leash cannot be longer than 10 feet.

It is also acceptable to have the dog confined to a crate or confined inside a vehicle for a safe amount of time; however it is pro-



Keep your dog safe - don't let him run loose; keep him leashed on walks; and don't forget to license him with the city.

hibited to have an unrestrained dog in an open pick-up truck bed.

Violations can smack a pet owner with a \$70 fine.

If dogs are found running loose, the city will impound the animal until the owner pays all related impounding and veterinarian costs. If no one claims the dog within seven days, it is released to Animal Haven for adoption.

To avoid fines, keep Fido leashed and license him. From January to July, licensing costs \$6 for altered dogs (\$10 for unaltered), and can be completed online. After July, there is \$20 penalty.

For more information, visit the city's Web site: http://www.opkansas.org/_Res/Pets/index.cfm.

Getting wired

The electrical work providing power to the Rosehill entrance is almost complete. It is expected to be finished before December.

The HOA contracted an electrician to have the line from the meter to the entrance rewired as it was deemed unsafe and a possible hazard.

Signs for our times

It is a sign and you'll be seeing it too within the next couple of weeks when we have three new entrance and notice-board signs installed around the HOA.

The small signs will be installed to replace the worn dry-erase boards the HOA has been using to communicate with residents. They will also serve double duty to identify our commu-

nity entrances.

The sign locations will be on Rosehill Road and 119th Street, Gillette and 119th Street, and on Gillette and 123rd Street.

Made of a long-lasting material, the small signs are all-weather durable and expected to last for years to come.

Neighborhood

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for a visit.

Parents are encouraged to bring cameras to capture the afternoon on film; there will be a lot of photo opportunities with Santa as well as on the wagons.

Pioneer Trails Adventures (www.PioneerTrailsAdv



entures.com) specializes in horse-drawn

sleigh rides

wagon and carriage rides for all occasions. In addition to having Clydesdale horses, they also have mules for authentic pioneer-feeling experiences.

If you have questions, send an e-mail to president@bedforddownshomes.com.

**Holiday Sleigh Ride with
Santa and Mrs. Claus**
Sunday, Dec. 3
1-6 p.m.
**Pleasant Ridge
Elementary School**
**Special guests Santa and
Mrs. Claus will be there**
2-5 p.m.