



COMOTARA COMMENTS

December 2025

HOA Board Meetings

Meetings are held on the 2nd Thursday of every month. After the Fall time change, the Board meets at IHOP at 3151 N. Rock Road at 6 PM. After the Spring time change, meetings start at 6:30. Signage around Comotara will indicate the time and location for the next meeting.

2025 Board Members & Contact Information

President and Web Administrator: Carol Zackary
president@comotara.org
admin@comotara.org

Secretary: John Ellert
secretary@comotara.org

Treasurer: Renetta Gooden
treasurer@comotara.org

Architectural Chair: Vacant
architecture@comotara.org

Vice President: John Costello

At-Large: Adrianna Miller

Text or Call

HOA Phone: 316-295-6605 (leave a message)

Lighting only (not a board position):

316-708-6001 (text) (Tony Sanderson)

Mailing Address

Comotara Homeowners Association
PO Box 8502
Wichita, KS 67208

Other Useful Contacts

Parking Issues: 911 or WPD Patrol North (8-5 M-F).

Community Police Officer: Officer A. Larison,
email: alarison@wichita.gov, phone:
316-350-3400.

To report potholes, barking dogs, city trees down,
damaged street signs go to
[https://www.wichita.gov/1013/Report-an-Issue
or call 316-268-4421](https://www.wichita.gov/1013/Report-an-Issue-or-call-316-268-4421).

To report a boat, camper, or trailer (yes, even an airplane!) in a driveway or yard for more than 3 days call Zoning at 316-337-9211.

Upcoming:

December 6: Decorating Entrances at 2 PM

December 1-31: Holiday Lighting Contest

December 10: Reservations for the AGM due

December 11: Board Meeting, 6 PM at IHOP

HAPPY HOLIDAYS!!!!

January 1-31: HOA Fees Due

January 8: Annual General Dinner & Meeting,
6 PM at Tallgrass Country Club

February 12: Board Meeting, 6 PM at IHOP

Busy, Busy, Busy!!

The next couple of months will be busy in Comotara! We start by decorating the entrances for the holidays on Saturday, December 6. We'll meet at the 21st Street entrance at 2 PM and then move to the Woodlawn entrance or split into teams. Please come help if you are available.

Next is the **Holiday Lighting Contest!** All homeowners are invited to decorate their house and be judged by everyone else! The final vote will be by E-vote with the top 4 vote getters. The winner will be announced at the AGM in January.

January 1-31 is time to pay **HOA Fees**.

Finally, the busy season winds up with the **Annual General Meeting** at Tallgrass CC. BBQ will be on the menu. This is the night we go over the past year and approve members of the 2026 Board plus we have the fun drawings for prizes!!

Additional Board Members Needed!!

There is room for 3 additional Board Members. If your HOA fees are up to date and you don't have a Covenant violation, you qualify! Elder members bring knowledge and wisdom; younger ones bring energy and great ideas. Oh, and did someone say no HOA fees? All this and a fun time for a one-to-four-hour commitment each month. Questions? Please call the HOA phone.



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Security Should Be Top of Mind!

Porch Pirates are out and about in Comotara. Try to find a secure place for deliveries so they are out of sight as much as possible or choose another address for deliveries.

Check around your house for places people may hide and make sure these areas are trimmed and/or lit to discourage anyone from loitering in the area. This is especially important along the walkways where some people like to walk at night.

The security of the neighborhood is everyone's responsibility so please check your own space and keep an eye out for your neighbor's as well.

Tickets Are Out For Cleaning Up

Fourteen tickets were given out recently for cleaning up behind fences. If you received one, please make it a point to remove tree limbs and leaves, mow, and edge along the walkway.

When clearing leaves or lawn clippings in the front yard, do not blow them into the street! They can clog storm water drains. If you see someone blowing yard debris into the street, please call 316-660-9220 or use the MABCD portal (Report An Issue) on www.sedgwickcounty.org. You can report it anonymously if you prefer.

HOA Fees Are Due January 1 to 31

Invoices should come on January first showing they are due by January 31. This is later than in the past, but it should delay late fees from being applied to early.

Fees can be paid fully in January (\$330) or paid in 2 parts (\$165) due in January and July.

Homeowners who are 3 or more payments behind will be receiving a letter shortly in our efforts to offer options to get these homeowners accounts current. This will ensure more available funds for maintenance and improvement projects.

The Winning Recipe From Our Soup, Stew, and Chili Cookoff Lasagna Soup

Brought by Joyce and Joel Eby

2 tablespoons olive oil
1 medium onion, diced
3 garlic cloves, minced
1 pound ground beef or Italian sausage-I used a mixture of chicken Italian sausage and hamburger
1/2 teaspoon salt
1 teaspoon pepper
28 ounce canned crushed tomatoes
1 Tablespoon tomato paste (I've also used pumpkin purée)
32 ounce chicken broth
2 tablespoons fresh basil (2 tsp if dried)
1 teaspoon oregano
1/2 teaspoon red chili flakes
8 to 10 lasagna noodles broken up (I use the oven ready)
1/4 cup heavy cream
1 cup mozzarella cheese
1 1/2 cups ricotta cheese (you could also use cottage cheese)
3/4 cup Parmesan cheese

Cook onion in oil for 5 minutes. Add garlic and cook for 1 more minute. Add meat and cook for 6 to 8 minutes until browned. Drain. Add salt and pepper. Put in slow cooker. Add tomatoes, tomato paste, chicken broth and spices. Cook on low for 6 hours or high for 4.

Soak broken up lasagna noodles in hot water for about 5 minutes. Add to soup along with cream 30 minutes prior to end of cooking time. Cook on high for 30 minutes (check to make sure that noodles are soft).

Combine ricotta, mozzarella and parmesan in a separate bowl. I also added parsley. Serve a spoonful or 2 on top of each bowl of soup.

And this is all that's left. I will give you "My 2 Cents Worth" in the cover letter.
Carol