



# The Leawood Rotarian

The Newsletter of the Leawood Rotary Club

Celebrating Over 31 Years!

[leawoodrotary.org](http://leawoodrotary.org)

July 9, 2026

## This Week:

### John Paul Henry, Word by Word Uganda Adult Literacy Program for Women

John Paul Henry partnered with teachers and community members at Care Community Education Centre in Yumbe District, Uganda, to establish Word by Word, Uganda. The program helps women with little or no education learn to read. Last March, John travelled with Chris Roesel to Uganda to launch the pilot. There were more than 30 women enrolled in the pilot course. Upon completion of the course, the graduates will each tutor five children in their village - that's 175 kids!



Click link below to launch Zoom

[Launch Meeting - Zoom](#)

Meeting ID: 813 1042 7816

Passcode: Rotary

## July Invocators:

July 9 – Chuck Sipple, July 16 – Ron Slepitz

## July Greeters:

Rachel Rubin, Paul Rueschhoff, Prasad Saraph (Captain 7/9), Jake Schloegel, Ken Selzer, Stu Sharp, Chuck Sipple (Captain 7/16)

# Last Week

Last week, we welcomed our newest member, Jonathan Bagg, to the club. Congratulations to club members Jake Schloegel, who received an Avenues of Service award, and to Gary Bussing, who received a Rotary Presidential Citation Award for his years of outstanding service. We also enjoyed a great presentation from Eileen with Outreach International in Kansas City, who shared the organization's work and impact. Rotarians also received an update on the R.E.A.C.H. student scholarship program.



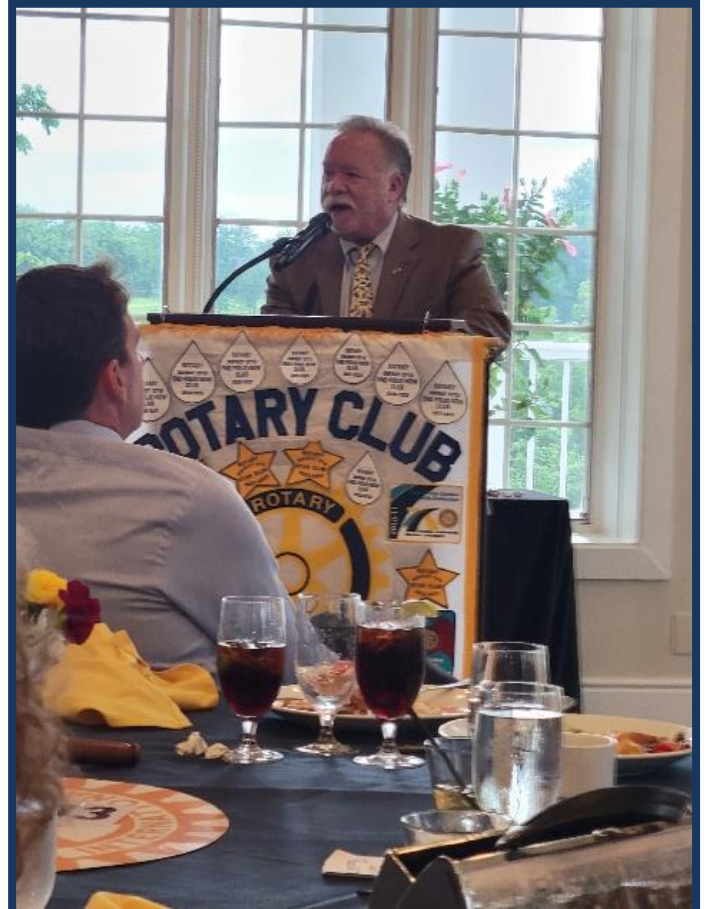
*Welcome to Leawood Rotary, Jonathan!*

# Last Week



# Annual Dinner – June 25

On June 25<sup>th</sup> the club came together to celebrate another incredible year of service, fellowship and impact at our Annual Rotary Dinner. We honored the leadership that has guided our club, celebrated the members whose dedication makes a difference, and looked ahead with excitement for the year to come under the leadership of new Club President, Darren Lippe. A special thank you to Rod Pemberton for his outstanding service and leadership as Club President this past year. Your commitment has strengthened our club and our community.



## Annual Dinner Video

Click the link below to watch a video of the photo slide show presented at the Annual Dinner, reflecting highlights of our Rotary year.

[Leawood Rotary 2025-2026 Year-In-Review Video](#)

# Annual Dinner – June 25



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## **Award Recipients:**

Newcomer of the Year – Milca Aguirre

Outstanding Club Service in Membership – Mary Reed & Jake Schloegel

Outstanding District & Club Service Award – Roxann Kerr Lindsey

Presidential Citation Award – Rick Robinson & Gary Bussing

Rotarian of the Year – Jonathan Freiden

# Service Project, Wednesday, July 22<sup>nd</sup>

We have scheduled a Service Day at Project Cure for Wednesday, July 22, from 1 -3:30pm.

We will meet at 12:30pm in the parking lot just east of the old/new UMB bank site at I-435 and State Line for those who wish to carpool. This is another great chance to do good and have some fun with your Rotarian friends.

[rickrobinson.kc@gmail.com](mailto:rickrobinson.kc@gmail.com)



## Lights, Camera, ACTION!

A handful of Rotarians gathered with Susan Tideman, Executive Director of the Blue Valley Educational Foundation, for a photo-shoot for a video that will be featured at the upcoming BVEF Annual Breakfast this September.



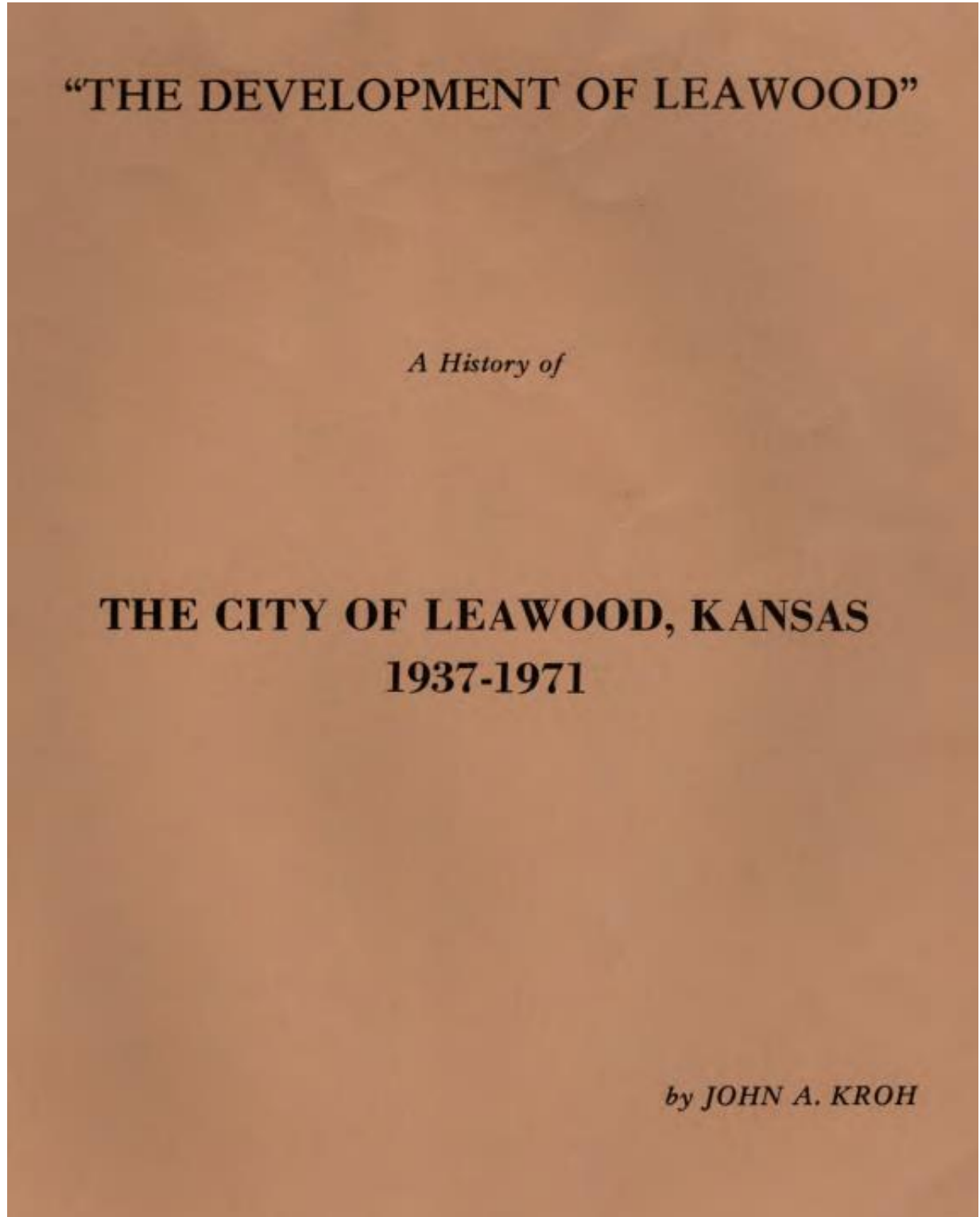
# Rotarian in the WILD!

Leawood Rotarian Steve Black was the speaker at the Legacy Campfire of Troop 10 at the H. Roe Bartle Scout Reservation in Osceola, Missouri, recently. He is the third Eagle Scout from Troop 10, and he brought some memories with him. His talk and visit was greatly appreciated by the troop leaders and scouts. Great job, Steve!



# Leawood History: As Told by John Kroh

The next several newsletters will feature portions of this most interesting document about the development of Leawood, as written by developer John Kroh in 1971. Many thanks to Kirk Nelsen for providing this historical document!



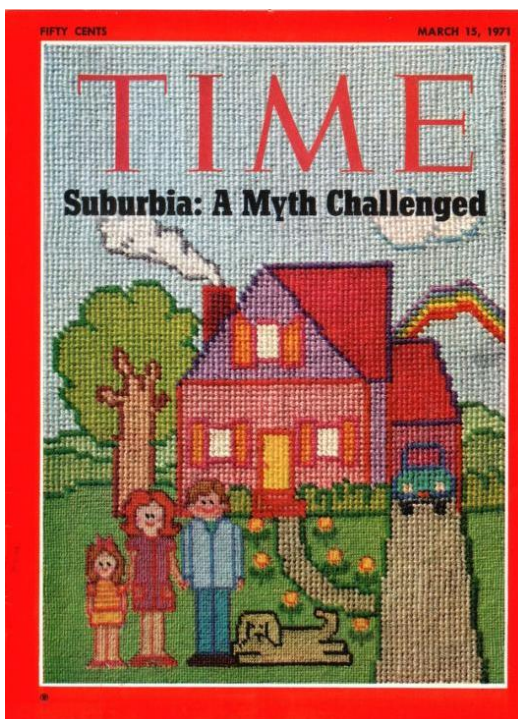
# Leawood History: As Told by John Kroh

## FOREWORD

TIME Magazine, in its March 15, 1971, cover story on “*Suburbia — A Myth Challenged*”, selected Leawood to represent the entire country as an “Affluent Bedroom Community”. The article brought out that Leawood was a sought-after neighborhood, and stated, “*Many of the residents are professional people, lawyers, doctors . . . . . and a majority of the newer, more transient residents are often-transferred executives of major U. S. corporations. In many cases, their company helps foot the homeowner’s bill just for the prestige of having a Leawood address for its man in Kansas City*”.

As the developer of Leawood from its inception in 1937, we of Kroh Bros. Realty Co., feel that such national recognition of a community’s excellence warrants an in-depth analysis of the 34-year history of Leawood. Such an analysis will be helpful to our Company in its development of future communities, and likewise may be of interest to present and future home-owners in Leawood.

— John A. Kroh



# Leawood History: As Told by John Kroh

## ORIGINAL CONCEPT

### LARGE LOTS

In 1937 the nearest houses to the first platted Leawood lots at Lee Boulevard and High Drive were at 77th and Ward Parkway, the gap in between being open fields and the Meadow Lake golf course. Thus, the Developer's first decision was that Leawood should be in harmony with its surroundings and no congestion of crowded lots should be permitted. The minimum lot frontage was set by deed restriction at 100 feet although many lots were given much greater frontages than this. Also, above-average lot depths encouraged greater set-backs from the streets.

### CURVILINEAR STREETS

At the time of the first Leawood platting one of the very few developers in the entire country who had abandoned the grid pattern for sub-divisions was the J. C. Nichols Company. Today it is taken for granted by planners that the natural topography, together with trees and streams, should be preserved in their original state as much as possible. Following the Nichols guidelines, Kroh Bros. Realty took full advantage of the fine natural characteristics of the varied farms that came within the limits of Leawood, and today the final results speak eloquently for themselves.

# Leawood History: As Told by John Kroh



Curvilinear planning is shown by this aerial view of Leawood taken in 1939. The camera faces northeasterly to 79th and State Line near upper right corner of picture.

## COMPATIBLE ARCHITECTURE

Each one of the more than 500 homes first built in Leawood were individually designed by competent architects for each respective owner. Careful control of exterior design, through a deed restriction, was exercised by the Developer, and numerous stereotype, "plan-book" designs were rejected. The result is that today these 30-year old homes retain a value considerably beyond that of their contemporaries in less well-designed neighborhoods.

Homes throughout Leawood vary greatly in size and cost, but one of the outstanding results of careful architectural supervision by the Developer is that all of these homes seem to fit comfortably together in a compatible whole rather than being fragmented into strict price-oriented areas. Over the years the compatibility has been commented upon by numerous mortgage loan executives, and is one of the reasons that Leawood homes command the most favorable treatment from lending companies.

# Leawood History: As Told by John Kroh

## EXTENSIVE DEED RESTRICTIONS

The Supreme Court of the State of Kansas has been quite emphatic in upholding restrictions placed on property prior to deeding to the ultimate owner. This protection is available to each owner in Leawood should a neighbor break one of the restrictions, and through the years the various original deed restrictions have, almost without exception, been universally observed without recourse to court action by either the Developer or concerned owners.

The original restrictions cover a variety of situations, from limiting the number of dogs and rabbits permitted on a single lot to the height of grass or weeds and the early replacement of a building in the case of destruction by fire or wind. One of the restrictions was mentioned in TIME Magazine's article: "*The restriction prohibiting signs makes it easy for Brokers to avoid showing homes to someone they consider undesirable*". However, contrary to TIME Magazine's conclusion, the reason the Developer provided this unique restriction back in 1939, (later it was enacted in an ordinance by the City of Leawood), was to eliminate the unsightly clutter of "For Sale", "For Rent", "Cocker Puppies", "Garage Sale", etc., signs from marring the open sweep of spacious front lawns. Today a casual inspection of all other Kansas City neighborhoods, with their mass of front-yard signs, will provide ample proof of Leawood's excellence in over-all appearance.

# Leawood History: As Told by John Kroh

## HOMES ASSOCIATIONS

Prior to the advent of Leawood, the J. C. Nichols Co., had proved in its numerous, high-quality sub-divisions that a well-organized Homes Association was very beneficial to the neighborhood and its homeowners. Consequently, the time-tested format of the Nichols association was provided for the first Leawood platted area and each subsequent plat that was added thereto until today the Leawood Homes Association includes 1480 homes.

As Leawood expanded to the south and a series of larger 1 to 2-acre sites were developed a new association, Leawood Estates, was created, so that any problems peculiar to these larger sites could be handled by those owners more specifically concerned. Today this association serves 1406 homes.

Prior to the incorporation of the City of Leawood in 1948 virtually all local services to the homeowner were provided by the Homes Association, for neither the County nor Township was structured to provide such things as trash and garbage collection, tree care and replacement, snow plowing, mowing of parks and vacant lots, care of art objects, etc. Upon incorporation of the City of Leawood all street repair and snow plowing was assumed by the City, but trash and garbage collection, tree care, maintenance of art objects, and mowing of vacant lots and parklets remained under direction of each Homes Association. Affairs of the associations are administered by a Board of Directors elected by all homeowners in attendance at the annual business meeting. Dues for the year are set at that meeting, and unlike many "voluntary" associations the owners in Leawood (and in the Nichols associations) are obligated to conform to the vote of the majority. In the event an increase in dues is recommended by the Directors a two-thirds majority of those voting is required.