

# Spring 2021



## Neighborhood Newsletter

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### **Notice of Semi-Annual Meeting of Persimmon Hill First Homes Association.**

The Board of Directors of PHFHA requests the members of PHFHA take notice that the Semi-Annual Meeting of Members will be held on **Tuesday April 20th 2021 at 7:00 PM**  
**Due to Covid Restrictions, This will be a Virtual Zoom Online Meeting.**  
The orders of business for this meeting are published on the Meeting Agenda included in this newsletter.

ALL MEMBERS ARE INVITED AND ENCOURAGED TO ATTEND THE MEETING.

To Attend the Zoom Meeting, Enter this link in your web browser.

**<http://bit.ly/3sefhPM>**

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### **Agenda for PHFHA Semi-Annual Meeting**

Tuesday April 20th 2021 at 7:00 pm

Via **Zoom** Web Meeting

Call to Order.  
No Consideration of Minutes of October 2020 Meeting  
(Due to a technical glitch, no minutes were recorded.)  
Treasurer's Report, 2021 Budget Overview  
Old Business  
Lake/Greenway & Pools Update  
New Business  
Potential 2021 Improvements  
Open Forum for Questions  
Adjournment

Agenda and Notice Respectfully Submitted,  
Mark Abbs, Secretary



Please make plans to attend and show your support For the Board of Directors and your neighbors.

*From the President's Desk*

Dear Residents:

Your 2021 board of directors is motivated. Together we are working to improve areas as efficiently and effectively as possible. We have solicited bids from numerous landscapers and ultimately signed a contract with Custom Lawn and Landscape. This company has already been maintaining our sprinkler system. We are excited to see the ideas they bring to enhance our two entrances and three pool areas.

We have engaged with a vendor to help improve the lake and provide even more of a draw to our amazing community. We are also continuing pool maintenance which will not only help our pools look great, but will also preserve and extend their years of use.

All decisions have been made after collectively meeting on site, discussing exactly what needs to be done, and finding the best way to go about achieving our goals. We may have only been a unit for 3 short months, but together we have set the pace for a great year.

Please be sure to attend our virtual community meeting on April 20th, 2021 at 7pm.

I encourage you to share your ideas and feedback.

Sincerely,

Mandy Backen  
Board President



**The Annual Persimmon  
Hill Garage Sale  
Friday May 7th  
Saturday May 8th  
Rain or Shine**

The Persimmon Pool Restrooms Will Be Open for Public Use

Our Large Sign Will Be Placed at the Entrance

Garage Sale Notices Will Be Placed on Facebook, Our Website, Nextdoor.com and Craigslist.com

**Please Remind Your Shoppers of the **NO PARKING** Signs Along Persimmon Drive**

Garage Sales are not Exempt From City Ordinances, Parking Citations Have Been Written in the Past

On Saturday the Boy Scouts will have a Concession Stand and there be a

Shaved Ice Truck in the Persimmon Pool Parking Lot.

## Lake Update:

Starting March 5 2021 phase one of the lake dredging, shore/bank cleanup, tree stump removal and boat ramp addition began. To date 80% of the phase has been completed. When weather permits the remaining work will be completed as well. As much as 4 foot of mud and sludge has been removed from the southwest corner and south shore line and the first 225 feet or so from the west side of the lake. Once the mud dries the grading and seeding along with a small canoe / kayak / boat ramp will be completed. The target date for completion of phase 1 is on or around May 1 2021. If we are able to accomplish this we should be in store for a great fishing/ kayaking summer.

The board would like to thank everyone for their patience and positive feedback. We believe upon completion the improvements will be a welcome addition.

If you have any questions or concerns please email Mike Riley [board@phfha.com](mailto:board@phfha.com)

## Greenway Update:

As we enter better weather in the Spring months, much planning has been put into place to enhance our Greenway areas. A significant aspect of this is increasing the work on our landscaped areas. We have hired a local professional landscaping company to maintain all of our entrances and pool areas. We are making some improvements in select areas, such as adding rock instead of mulch, to limit the continuing expenditures of certain upkeep aspects. In doing this, we hope to continue to make more improvements in the years to come. We are excited to show off these landscaped areas as they are completed. Also, we are in the process of evaluating the trees in our Greenspace areas to create a plan for continuing upkeep and removal of dead trees.

We look forward to moving ahead with this project later this spring. We hope that these two projects will be positive for all residents and an enhanced welcoming sight as we enter Persimmon Hill.

If you have any questions or concerns please email Jeff Gray [board@phfha.com](mailto:board@phfha.com)

## FAQs

- Q.** My neighbors dogs run loose and or bark all hours of the day & night. What can I do?  
**A.** Talk to your Neighbor and or call Olathe Animal Control (913) 971-6362
- Q.** Where can I get a copy of the deed restrictions?  
**A.** Visit [www.phfha.com](http://www.phfha.com)
- Q.** My Neighbor is storing a large RV or boat in his driveway.  
**A.** Talk to your Neighbor and or fill out a violation report on the website.
- Q.** Are golf carts legal to drive in Persimmon Hill?  
**A.** Golf carts are permitted on city streets with specific restrictions per Olathe Municipal Code <https://olathe.municipal.codes/code/10.01.114.4> Driver must have a valid drivers license and insurance for the golf cart that includes coverage for operation on public roads and meets the minimum insurance requirements for motor vehicles. Carts are not allowed on Persimmon Drive due to the 35 mph speed limit.

## Signs of the Times

**Signs at the entrance:** Please do not place any homemade signs in the center island of the entry area to our subdivision. This causes an unsightly view of our entrance. If your home is currently on the market your Real Estate Agent may place a professional Home for Sale or Open House sign on the **East** side of the entrance during weekends only. The signs will need to be removed by 6:00 PM Sunday evening.

Real Estate Signs are allowed in your own yard for the duration of the home sale process.

Your cooperation in this matter is Appreciated

Election /Political Signs are allowed during an election period.

If you have any questions about our deed restrictions please call a Board Member or check our web site [www.phfha.com](http://www.phfha.com) for more details.



### Tennis Courts and Playground Update:

The tennis courts are in pretty good shape as the weather warms up. The pickleball lines are ready to be enjoyed and the new sidewalk on the east side connects the main walkway through the south greenway to Persimmon Drive heading north.

The original playground has been deemed by at least 3 professional contractors as being "out of code" for the swings and the climbing pole for lack of clearance from obstacles (16' and 6' respectively from the block wall). We are preparing to demo out the old wooden equipment and install 4 new commercial-grade swings on the west side of the path between the 2 newer play structures.

As for "what to do with the old playground space?" We are still debating. But oddly, all three of those same contractors independently recommended a dog park. It would be very cost effective with a simple 4' chain link fence and a double gate. Post your comments and suggestions on FB.

### Pool Updates:

The Overlook pool renovation is scheduled to begin 4/12. We will be getting new tiles and replastering the main pool and baby pool. It will be open to swimmers upon its completion weather permitting 5/8 or 5/15

We will be updating the surveillance system at the Canyon pool location. The Persimmon bathrooms have also been remodeled and a storage room has been added.

We will stagger opening the other pools (again weather permitting) on the following dates:

Canyon pool on 5/21  
Persimmon pool on 5/28

As of right now, it appears we will be starting the summer with the same COVID-19 restrictions that were in place for summer 2020 per Johnson County Department of Health and Environment

- ◆ **Social distancing** is a key component in preventing the spread of COVID19. The public should be asked to respect 6-foot social distancing from others (except those in their party) with **only infrequent or incidental moments of closer proximity**.
- ◆ **Wearing a mask** will still be required **when not in the water** and where social distancing is not possible.
- ◆ **Gathering size** is important. If the pool looks crowded please try one of our other pools. Also during busy weekends please limit your time at the pools to a few hours. This will allow all residents to enjoy the pools safely.

Keep in mind that this list will likely change before most pools open for the summer.

We will provide updates on our Facebook page.

## Deed Restrictions

Just a reminder that each lot in Persimmon Hill is governed by Deed Restrictions that were filed during the original development of the subdivision in the nineteen-seventies. These deed restriction must be adhered to by each resident. Some of the more commonly violated deed restrictions include:

- No signs, advertisements, billboards or advertising structures of any kind may be erected on any lot. Home Sale Signs are Permitted  
(Election signs are exempt by KS State Statute during an election timeframe))
- No more than two (2) dogs and two (2) cats over twelve (12) weeks old
- No outbuilding or other detached structure appurtenant to the residence may be erected on any lot without the written approval of the Board of Directors. For convenience, the board has developed an outbuilding approval form that is available on the Persimmon Hill website. [www.phfha.com](http://www.phfha.com)
- No fence of any kind can be erected on any lot until the location, height, and material has been approved in writing by the Board of Directors. For convenience, the board has developed an fence approval form that is available on the Persimmon Hill website. [www.phfha.com](http://www.phfha.com)
- There shall be no automobile repair conducted on any of the lots bound by these restrictions
- No automobiles, trailers, campers or boats shall be stored or kept outside of any residence. To alleviate any concern for storage of automobiles overnight, the board considers any automobile not driven after ten days as being stored. This does not apply to boats, campers or trailers.

These deed restrictions are in place to maintain the value of each of our homes and are enforced by the board of directors. The first action should be to speak to your neighbor directly about any violation that you may see. If you are not comfortable doing that or if the violation continues, please notify the board of directors via a phone call or email. (913) 353-5723 [board@phfha.com](mailto:board@phfha.com) The policy utilized by the board of directors to enforce deed restrictions is also found on the web site.

***Thank you for continuing to make Persimmon Hill one of the best places to live in Johnson County!!***

**[www.phfha.com](http://www.phfha.com)**

**PHFHA 2021 Proposed Budget**

| Ordinary Income/Expenses |                             |                            |  | 2020 ACTUAL    | 2021 BUDGET    |
|--------------------------|-----------------------------|----------------------------|--|----------------|----------------|
|                          | <b>Income</b>               |                            |  |                | (projected)    |
|                          | <b>Bank Interest</b>        |                            |  | 4              |                |
|                          | <b>Dues</b>                 |                            |  |                |                |
|                          |                             | Dues-Current Year          |  | 170,719        | 170,000        |
|                          |                             | Llens                      |  | 8,117          | 6,000          |
|                          |                             | Previous Year Dues         |  | 593            | 500            |
|                          | <b>Total Dues</b>           |                            |  | 179,429        | 176,500        |
|                          | <b>Fee Income</b>           |                            |  |                |                |
|                          |                             | Key (Pool)                 |  | 800            | 500            |
|                          |                             | Late Fee                   |  | 1,525          | 1,000          |
|                          | <b>Total Fee Income</b>     |                            |  | 2,325          | 1,500          |
|                          | <b>Total Income</b>         |                            |  | <b>181,759</b> | <b>178,000</b> |
|                          | <b>Expenses</b>             |                            |  |                |                |
|                          | <b>Administration</b>       |                            |  |                |                |
|                          |                             | Accounting                 |  | 7,200          | 7,200          |
|                          |                             | Annual Report              |  | 40             | 40             |
|                          |                             | Bank Fees                  |  | 244            | 250            |
|                          |                             | Dues Statements            |  | 52             | 50             |
|                          |                             | Insurance                  |  | 6,704          | 6,750          |
|                          |                             | Legal Fees                 |  | 120            | 200            |
|                          |                             | Liens                      |  | 525            | 500            |
|                          |                             | Newsletter                 |  | 864            | 500            |
|                          |                             | PO Box                     |  | 269            | 200            |
|                          |                             | Postage                    |  | 400            | 300            |
|                          |                             | Supplies                   |  | 60             | 100            |
|                          |                             | Web Page & IT              |  | 1,014          | 500            |
|                          | <b>Total Administration</b> |                            |  | <b>17,491</b>  | <b>16,590</b>  |
|                          | <b>Greenways</b>            |                            |  |                |                |
|                          |                             | Entrances Repairs and Main |  | 1,590          | 500            |
|                          |                             | Flag                       |  | 84             | 500            |
|                          |                             | Greenspace Utilities       |  | 1,380          | 1,500          |
|                          |                             | Landscaping                |  | 1,547          | 11,000         |
|                          |                             | Maintenance                |  | 1,632          | 1,500          |
|                          |                             | Mowing                     |  | 34,500         | 34,500         |
|                          |                             | Playground                 |  | 4,596          | 12,000         |
|                          |                             | Sidewalk/Parking Lot R&M   |  | 5,268          | 7,000          |
|                          |                             | Snow Removal               |  | 0              | 500            |
|                          |                             | Tennis Court Maintenance   |  | 8,859          | 0              |
|                          |                             | Trees                      |  | 3,633          | 3,000          |
|                          | <b>Total Greenways</b>      |                            |  | <b>63,089</b>  | <b>72,000</b>  |

|  |  |                            |                               |                |                 |
|--|--|----------------------------|-------------------------------|----------------|-----------------|
|  |  |                            |                               |                |                 |
|  |  | <b>Lake</b>                |                               |                |                 |
|  |  |                            | Chemical Treatments           | 5,386          | 5,500           |
|  |  |                            | Electricity                   | 1,572          | 1,600           |
|  |  |                            | Aerator Maintenance           | 1,086          | 1,000           |
|  |  |                            | Lake Repairs & Maint          | 0              | 25,000          |
|  |  | <b>Total Lake</b>          |                               | <b>8,044</b>   | <b>33,100</b>   |
|  |  | <b>Pool</b>                |                               |                |                 |
|  |  |                            | Bathroom Repair & Maintenance | 11,940         | 3,000           |
|  |  |                            | Cameras                       | 1,242          | 500             |
|  |  |                            | Chemicals/Supplies            | 3,363          | 2,000           |
|  |  |                            | Fence                         | 164            | 0               |
|  |  |                            | Keys/ Lock Repair             | 415            | 300             |
|  |  |                            | Management Service            | 28,453         | 29,500          |
|  |  |                            | Permits                       | 1,110          | 1,100           |
|  |  |                            | Pool R & M                    | 30,070         | 27,000          |
|  |  |                            | Pool Utilities                | 12,955         | 13,000          |
|  |  |                            | Signs                         | 375            | 150             |
|  |  | <b>Total Pool</b>          |                               | <b>90,088</b>  | <b>76,550</b>   |
|  |  | <b>Social Events</b>       |                               |                |                 |
|  |  |                            | Egg Hunt                      | 0              | 250             |
|  |  |                            | Garage Sale                   | 0              | 500             |
|  |  |                            | Other                         | 0              | 500             |
|  |  | <b>Total Social Events</b> |                               | <b>0</b>       | <b>1,250</b>    |
|  |  | <b>Total Expense</b>       |                               | <b>178,712</b> | <b>199,490</b>  |
|  |  | <b>Net Income</b>          |                               | <b>3,047</b>   | <b>(21,490)</b> |
|  |  |                            | 2020 EOY balance carried fwd  |                | 112,000         |
|  |  |                            | Mandatory Reserve             |                | 30,000          |
|  |  |                            | 2021 EOY projected balance    |                | <b>60,510</b>   |

## CONTACT US

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Dues payment/late fee can be paid online at [www.phfha.com](http://www.phfha.com)

www

Visit our NEW WEBSITE at [www.phfha.com](http://www.phfha.com)



Follow us on Facebook- Persimmon Hill First Homes Association



Email us at [board@phfha.com](mailto:board@phfha.com)



Pool Keys: Contact [board@phfha.com](mailto:board@phfha.com) Lost key fee is \$25.



Message Center **913-353-5723**

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