

# PH PERSIMMON HILL FIRST HOMES ASSOCIATION

SPRING NEWSLETTER

APRIL 2022

## PRAIRIE CENTER

### Egg Hunt

**OPEN TO ALL PERSIMMON POINTE,  
PERSIMMON HILL, AND  
BRIDLEWOOD DOWNS FAMILIES  
WITH TWO DATES TO CHOOSE  
FROM!**

**APRIL 9TH AT 4:00PM**

**APRIL 16TH AT 10:00AM**

**LOCATION: PRAIRIE CENTER  
ELEMENTARY PLAYGROUND**



## NOTICE OF SEMI-ANNUAL MEETING PERSIMMON HILL FIRST HOMES ASSOCIATION

The board of directors invites members of PHFHA to attend the semi-annual meeting of members that will be held as a **Zoom meeting**:

**Monday, April 11th, 2022 at 7:00 PM**

**ALL MEMBERS ARE ENCOURAGED TO ATTEND THIS MEETING.**

To attend, visit [bit.ly/3LevfIX](https://bit.ly/3LevfIX). A link will also be posted on our Facebook page.

## SEMI-ANNUAL MEETING AGENDA

- Call to order
- Consideration of October 2021 minutes
- Treasurer's report; 2022 budget overview
- Old business
- Lake, greenway & pools update
- New business
- Open forum for questions and comments
- Adjournment

Agenda and notice respectfully submitted,  
Mandy Backen, President

## ***FROM THE PRESIDENT'S DESK***

Dear Residents:

Spring is here and we are looking forward to another great pool season and improvements at the lake. We are currently working on a new ADA compliant sidewalk connecting the Overlook pool to a new dock. The old dock served us well for a couple of decades, but it exceeded its useful life so we removed it late last year. There were concrete steps connecting the parking lot to the old basketball court. Those original concrete steps have been removed in order to help pave the way for a new path, which will include switchbacks, in order to have easier access to the water. We had the east side of the lake dredged late last year. This area will be leveled and seeded this spring. These improvements along with the RETURN OF THE FOUNTAIN will certainly make our lake a great focal point. Be sure to come down and see these changes first hand!

Pool key cards are on their way to each resident. Be on the lookout for those in a separate mailing. You do not need to return your current pool key.

As always if you have any ideas you'd like to see come to life, please don't hesitate to reach out to us at [board@phfha.com](mailto:board@phfha.com).

**We invite you to attend our virtual community meeting on APRIL 11th at 7pm. We appreciate you sharing your ideas and feedback with the board.**

Sincerely,

Mandy Backen - President

### **Annual Persimmon Hill Garage Sale**

**Friday May 6th - Saturday May 7th**

**Rain or Shine**

**The Persimmon pool restrooms will be open for public use**

**Our large sign will be placed at the front entrance**

**No RSVP is necessary**

**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.**

# PERSIMMON HILL SPRING MEETING MINUTES

## **Persimmon Hill First Homes Association**

### **Semi-Annual Meeting Via Zoom Internet Video Conferencing.**

October 5, 2021, 7:00 PM

Board members in attendance: Mandy Backen, Jeff Gray, Scott Jorgensen, Mark Abbs, Mike Riley  
31 Residents were in attendance via video and or audio link

The meeting was called to order at 7:08 by Mandy Backen, President  
The Spring meeting minutes were discussed and approved.  
Financial reports were looked over and discussed.

### **Old Business/Project Updates**

- Lake dredging and cleanup of the east side of the lake were discussed.
- Dock replacement was discussed. Mike Riley to gather more information
- Persimmon pool replastering (Spring 2022)
- Constructing replacement swings near the rainbow playground was also suggested.
- Pool entry card key system has been installed at all 3 pools.

### **New Business/Proposed Projects**

- Discussed the possibility of needing the Persimmon pool replastered.
- Discussed "Dream List" to include future park space and other projects
- Brian W. suggested New Again Outdoor Furniture Renovation to repair existing pool furniture.
- Austin M. referred a Civil Engineer to assist with the Overlook lake access project.
- Discussed a "master plan" for future greenway tree maintenance and removal.
- Discussed removal of the beaver dam and the sinking of fish habitats.

### **Open Forum:**

- no questions

Motion to adjourn Scott, Jeff 2<sup>nd</sup>

Meeting adjourned at 20:32

Respectfully Submitted,  
Mark S Abbs, Secretary

## 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 restrictions 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 (4'), 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!!*

**Persimmon Hill 2022 Budget**

|   | <b>2021 Actual</b> | <b>2022 Budget</b> |
|---|--------------------|--------------------|
| <b>Income</b>                             |                    |                    |
| <b>City Grants</b>                        | <b>4,800</b>       | <b>5,000</b>       |
| <b>Easement Income</b>                    | <b>6,648</b>       | <b>-</b>           |
| <b>Dues</b>                               | <b>178,277</b>     | <b>177,350</b>     |
| <b>Pool Key</b>                           | <b>175</b>         | <b>-</b>           |
| <b>Total Income</b>                       | <b>189,900</b>     | <b>182,350</b>     |
|   |                    |                    |
| <b>Expenses</b>                           |                    |                    |
| <b>Administration</b>                     | <b>17,656</b>      | <b>17,640</b>      |
| <b>Greenways</b>                          | <b>75,274</b>      | <b>79,425</b>      |
| <b>Lake</b>                               | <b>32,505</b>      | <b>66,000</b>      |
| <b>Pools</b>                              | <b>87,014</b>      | <b>48,900</b>      |
| <b>Social Events</b>                      | <b>1,838</b>       | <b>3,250</b>       |
| <b>Total Expense</b>                      | <b>214,287</b>     | <b>215,215</b>     |
|   |                    |                    |
| <b>Net Income</b>                         | <b>(24,387)</b>    | <b>(32,865)</b>    |
| <b>Begin carryforward without reserve</b> | <b>112,514</b>     | <b>88,127</b>      |
| <b>Mandatory Reserve</b>                  | <b>(30,000)</b>    | <b>(30,000)</b>    |
| <b>Ending carryforward with reserve</b>   | <b>58,127</b>      | <b>25,262</b>      |

## CONTACT US

**\$** Dues payment/late fee can be paid  
online 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.

**Call or text: 913-353-5723**

**PHFHA  
PO Box 426  
Olathe, KS 66051**