

PH PERSIMMON HILL FIRST HOMES ASSOCIATION

FALL NEWSLETTER

SEPTEMBER 2021

2021 IMPROVEMENTS

- Overlook pool resurfaced and retiled
- Persimmon pool electrical upgraded
- Extended pool season at Overlook pool
- Updated pump at Canyon pool
- Sidewalk surrounding tennis courts added
- Storm tree cleanup & general tree work
- Old tree stumps removed
- Dredged southwest side of lake
- Landscaping at both entrances and pools
- Flag lockbox added
- Front entrance lighting expanded
- Security cameras added at Canyon pool
- Canoe & kayak launch area added at lake west side
- Electronic key card system purchased for all 3 pools
- New bookkeeper hired
- Mail converted to Olathe PO Box
- Registered with Olathe's Healthy Neighborhoods program

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**:

Tuesday, October 5th, 2021 at 7:00 PM

ALL MEMBERS ARE ENCOURAGED TO ATTEND THIS MEETING.


To attend, visit <http://bit.ly/3k3Mr1r>

SEMI-ANNUAL MEETING AGENDA

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

Agenda and notice respectfully submitted,
Mandy Backen, President

CONTACT US

 Dues payment/late fee can be paid online at www.phfha.com

 Follow us on Facebook- Persimmon Hill First Homes Association

Email us at board@phfha.com

Call or text: 913-353-5723

FROM THE PRESIDENT'S DESK

Dear Residents:

On behalf of the board I would like to thank the community for the opportunity to serve you in 2021. We had a successful year. You may have noticed new electronic locks at the pools. We purchased the system, but it will not be fully implemented until the summer 2022 pool season. The cost had decreased significantly since this idea was first researched a few years ago. We were eager to have a more modern system where we have the ability to activate and deactivate access to residents as they come and go from our community. This combined with our video surveillance will make our assets much more secure. We are always looking at ways to improve our subdivision and continue to have it be one of the best places to live in Johnson County. If you have any ideas you'd like to see come to life, please don't hesitate to reach out to us at board@phfa.com.

We invite you to attend our virtual community meeting on OCTOBER 5th at 7pm. We appreciate you sharing your ideas and feedback with the board.

Sincerely,

Mandy Backen - President

PERSIMMON HILL SPRING MEETING MINUTES

April 20, 2021 7:00 PM

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

Meeting was called to order at 7:08 by Mandy Backen, President

The fall meeting minutes were not able to be approved as they were lost due to a technical glitch.

Financial reports were looked over and discussed.

Old Business/Project Updates

- Lake dredging of southwest corner \$25K due in 2021, \$25K Due in 2022
- Discussed canoe launch pad/ ramp and floating dock. Mike Riley to gather more information
- Replaced sidewalk around tennis courts \$6K
- Landscaper has been hired under 1 year contract \$10K
- Overlook pool replastering and tile will begin mid-April \$26K

New Business/Proposed Projects

- Persimmon pool replastering (Spring 2022)
- Discussed possible lake projects to include a new fishing dock, picnic pavilion, lake fountain, and walking trail.
- The walking trail was a much-discussed topic, for and against and will be tabled for future discussion.
- Removal of the original playground equipment due to not being up to city code was discussed along with replacing it with a "dog park" area. The dog park idea for that space was shot down by many residents. It was suggested to add picnic tables to the area instead.
- Constructing replacement swings near the rainbow playground was also suggested.

Motion to adjourn Scott, Jeff 2nd

Meeting adjourned at 20:40

Respectfully Submitted,
Mark S Abbs, Secretary

PERSIMMON HILL 2022 BOARD MEMBER CANDIDATES

SCOTT JORGENSEN

I've been a resident of Persimmon Hill since 2016 and have served on the HOA Board for 4 years. I oversee the Tennis Courts, Playground & Front Entrance. I hope people like the "mood lighting" out front and the size of our flag (yeah, it's 6 x 10!! -- Take THAT Prairie Farms!) By the way, I do take requests on color schemes for the entrance lights. Go CHIEFS!!

MANDY BACKEN

I have lived in Persimmon Hill for three years and been on the board for two. This year I was honored to serve as board president. The other 4 members were very helpful and easy to work with, which made my job easier. I work as a bookkeeper for nonprofits. In my spare time you'll find me at the soccer field with my 3 girls, watching the Chiefs, working on a project, or coaching volleyball.

JEFFREY GRAY

Hello, my name is Jeff Gray. I live in Persimmon Hill with my wife, Alexandra Hinderliter Gray. Over the last year, I have overseen the green space areas and will look to continue upkeep and improvements for the subdivision. Specifically, I would like to assist with the continued improvement of our recreation areas and make them the best that they can be. I also possess extensive marketing and fiscal responsibilities experience, which I would like to help in long-range planning to utilize resources best. My goal is to continue being an active community member and support the homeowners association by serving on the Board of Directors. In addition, as my wife and I look to build our family, I want to ensure that the Persimmon Hill community is welcoming and the best place to live in Johnson County.

MIKE RILEY

We have lived in Persimmon Hills for the past 23 years—2021 was my first year on the board and if re-election I will continue to focus on maintaining and improving the many amenities that attracted us to the area—currently the lake and dock are my areas of responsibility—in 2021 the board has taken positive steps on maintaining and improving the entire subdivision—I would like to be a voice in seeing that vision continue into 2022.

MARK ABBS

I am a 27 year PH resident. I formerly served on the board in many capacities for 20 years from 1994-2014. I came back to the Board last year. I would like to continue to be on the board to assist as needed with general operations, project development, improvements, and historical continuity. I would also like to continue to maintain and expand the security and surveillance systems for the pools, tennis courts, and parking areas to protect our amenities from vandalism and damage.

BRYAN McCOY

I am honored to be nominated for the Persimmon Hill HOA board. I hope to work together to improve our community for the betterment of our families.

SCOTTY PALMER

PHFHA
Profit & Loss Budget vs. Actual
 January through August 2021

	Jan - Aug 21	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Bank Interest	0.00	0.00	0.00
Dues			
Dues-Current Year	171,900.00	170,000.00	1,900.00
Liens	4,010.00	6,000.00	-1,990.00
Previous Year Dues	367.17	500.00	-132.83
Total Dues	176,277.17	176,500.00	-222.83
Fee Income			
Key (Pool)	150.00	800.00	-650.00
Late Fee	1,480.00	1,525.00	-45.00
Total Fee Income	1,630.00	2,325.00	-695.00
Total Income	177,907.17	178,825.00	-917.83
Expense			
Administration			
Accounting	4,800.00	7,200.00	-2,400.00
Annual Report	40.00	40.00	0.00
Bank Fees	144.72	250.00	-105.28
Dues Statements	0.00	50.00	-50.00
Insurance	6,818.00	6,750.00	68.00
Legal Fees	0.00	200.00	-200.00
Liens	273.00	500.00	-227.00
Newsletter and Postcards	2,221.06	500.00	1,721.06
PO Box	0.00	200.00	-200.00
Postage	55.00	300.00	-245.00
Supplies	0.00	100.00	-100.00
Web Page & IT	320.10	500.00	-179.90
Administration - Other	0.00	0.00	0.00
Total Administration	14,671.88	16,590.00	-1,918.12
Greenways			
Entrances Repairs and Main	549.90	500.00	49.90
Flag	69.90	500.00	-430.10
Greenspace Utilities	1,732.84	1,500.00	232.84
Landscaping	8,486.21	11,000.00	-2,513.79
Maintenance	0.00	1,500.00	-1,500.00
Mowing	23,000.00	34,500.00	-11,500.00
Playground	21.99	12,000.00	-11,978.01
Sidewalk/Parking Lot R&M	6,795.31	7,000.00	-204.69
Snow Removal	225.00	500.00	-275.00
Tennis Court Maintenance	0.00	0.00	0.00
Trees	16,340.00	3,000.00	13,340.00
Total Greenways	57,221.15	72,000.00	-14,778.85
Lake			
Chemical Treatments	4,554.15	5,500.00	-945.85
Dock Maintenance	0.00	0.00	0.00
Electricity	560.42	1,600.00	-1,039.58
Fish Stocking	0.00	0.00	0.00
Fountain & Aerators	284.64	1,000.00	-715.36
Lake Repairs & Maintenance	25,112.00	25,000.00	112.00
Total Lake	30,511.21	33,100.00	-2,588.79

PHFHA
Profit & Loss Budget vs. Actual
January through August 2021

	Jan - Aug 21	Budget	\$ Over Budget
Pool			
Bathroom Repair & Maintenance	3,299.65	3,000.00	299.65
Cameras	42.00	500.00	-458.00
Chemicals/Supplies	1,723.99	2,000.00	-276.01
Fence	0.00	0.00	0.00
Keys/ Lock Repair	12,314.90	300.00	12,014.90
Management Service	20,345.00	29,500.00	-9,155.00
Permits	1,110.00	1,100.00	10.00
Pool R & M	26,174.10	27,000.00	-825.90
Pool Utilities	6,849.31	13,000.00	-6,150.69
Sign	21.50	150.00	-128.50
Total Pool	71,880.45	76,550.00	-4,669.55
Social Functions			
Easter Egg Hunt	212.14	250.00	-37.86
Garage Sale Expenses	0.00	500.00	-500.00
Spring Clean Up	0.00	500.00	-500.00
Social Functions - Other	25.00		
Total Social Functions	237.14	1,250.00	-1,012.86
Total Expense	174,521.83	199,490.00	-24,968.17
Net Ordinary Income	3,385.34	-20,665.00	24,050.34
Net Income	3,385.34	-20,665.00	24,050.34

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

2021 PHFHA BOARD ELECTION BALLOT

-INSTRUCTIONS-

Each homeowner is to **cast a total of 5 votes**.
All 5 votes can be for either a single candidate or
split between multiple candidates.
All ballots must be **postmarked by September
30, 2021** and mailed to:

**PERSIMMON HILL FIRST HOMES ASSOC
P.O. BOX 426
OLATHE, KS 66051**

You can also scan or take a picture of your ballot
and email it on or before 10/05/2021 to:

board@phfha.com

Mark Abbs	0 0 0 0 0
Mandy Backen	0 0 0 0 0
Jeff Gray	0 0 0 0 0
Scott Jorgensen	0 0 0 0 0
Bryan McCoy	0 0 0 0 0
Scott Palmer	0 0 0 0 0
Mike Riley	0 0 0 0 0

Homeowner address (required)
