



**SPRING NEWSLETTER
APRIL 2024**

2024 Pool Season

Persimmon & Canyon Pools

May 23rd thru Sept 2nd

Overlook Pool

May 23rd thru Sept 16th

If you need a key, email the board@persimmonhill.org. One per household. Replacement key cards are \$25. If you have lost yours, the old one will be deactivated.

Your account must be in good standing for your key card to work! This includes deed restrictions violations and unpaid dues (even from prior years).

BOARD MEETINGS

The board of directors meets monthly at 9am via zoom and every meeting is open to the community.

For the agenda and Zoom link please visit <https://www.persimmonhill.org/board-mtgs>.

The remaining dates for 2024 meetings are:

- Saturday, April 13th
- Sunday, May 12th
- Sunday, June 9th
- Sunday, July 14th
- Sunday, August 11th
- Sunday, September 8th
- Sunday, October 13th
- Sunday, November 10th
- Sunday, December 8th

FALL COMMUNITY MEETING

Our annual community meeting will be held in person and online at 7PM on Monday, October 7th at Prairie Center Elementary. It will also be broadcast on Zoom.

FROM THE PRESIDENT'S DESK

Dear Residents:

The 2023 pool season was definitely one of the most successful seasons in terms of unruly behavior. Thank you for all your support with reminding your kids of what is acceptable and what is not. Please keep up the good work! As usual our pools will be open from Memorial Day to Labor Day, with the exception of one pool being open a couple of weeks longer. We have found this schedule to be very successful and do not plan to change that.

This year the Overlook pool deck has been repaired and will just need a fresh coat of paint which will be done in a future budget cycle. The buildings at each pool will be painted with wood rot addressed before pool season begins.

Our playground area is receiving a much needed facelift. The dangerous "old" playground is now a thing of the past. The newer playgrounds have pea gravel and you will notice that there is no longer mulch spilling out onto the sidewalks and into the grass.

Thank you to those of you who were able to volunteer at and attend our Easter egg hunts on March 23rd and 30th. They were a huge success!

Since we are having our monthly board meetings open to members, we have elected to not host a large community meeting in the spring. We will continue to have an annual fall meeting each October. This meeting will be both in person and online via Zoom so that everyone can attend.

We are accepting nominations for the 2025 board until 8/31/2024. If you would like more information, go to <https://www.persimmonhill.org/join-the-board>.

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@persimmonhill.org.

Sincerely,

Mandy Backen
President

Annual Persimmon Hill Garage Sale






Friday May 10th & Saturday May 11th, *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 the East side of Persimmon Drive. Garage sales are not exempt from city ordinances. Parking tickets have been given before.

CONTACT US	
Dues payment/late fees can be paid online at www.persimmonhill.org	
Follow us on Facebook: Persimmon Hill First Homes Association	
Email us at board@persimmonhill.org	
Call or text us at: 913-353-5723	 

Deed Restrictions

Just a reminder that each lot in Persimmon Hill is governed by Deed Restrictions that were filed with Johnson County during the original development of the subdivision in 1978. These deed restrictions must be adhered to by each resident. The HOA Board of Directors does not have the authority to grant exceptions to these restrictions, as the ordinance resides with the County.

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 period)
- 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
- 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 a **fence approval form** that is available on the Persimmon Hill website. 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.

These Deed Restrictions are in place to maintain the value of each of our homes and are enforced by the board of directors. If you encounter an infraction, you should feel empowered to speak to your neighbor directly about the violation. 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 or board@persimmonhill.org. 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 2024 Budget

	2024 Budget
Dues Income	226,000
Expenses	
Administration	
Accounting	7,200
Annual Report	40
Bank Fees	30
Dues Statements	500
Insurance	8,000
Legal Fees	8,890
Lien Processing Fees	300
Miscellaneous	100
Newsletters	1,000
PO Box	250
Postage	100
Property Taxes	300
Web Page & IT	700
Total Admin	27,410
Greenways	
Entrances Repairs/Maint	2,000
Flag	200
Greenspace Utilities	5,000
Landscaping & Irrigation	10,000
Maintenance	7,500
Mowing	45,000
Playground	14,000
Snow Removal	600

Trees	6,000
Total Greenways	90,300
Lake	
Chemical Treatments	6,000
Electricity	3,000
Fountain/Aerators	3,500
Lake Repairs/Maint	1,500
Total Lake	14,000
Pools	
Buildings Repairs/Maint	6,000
Cameras	500
Chemicals/Supplies	14,000
Deck	27,000
Keys/Lock Repair	1,000
Management Service	24,000
Permits	2,220
Pools & Equip Repairs/Maint	3,000
Signs	100
Utilities	15,000
Total Pools	92,820
Social Events	
Egg Hunt	350
Other	1,120
Total Social Events	1,470
Total Expenses	226,000
Balance carried fwd from 2023	64,500
Mandatory Reserve	-30,000
Projected 2024 Ending Balance	34,500