



FALL NEWSLETTER

OCTOBER 2023

2024 Board of Directors

In August of 2023, Justin Tomison submitted his resignation from the Board of Directors due to personal issues.

Since it was so close to asking for nominations for the 2024 Board, we felt it would not be appropriate to appoint a temporary replacement for him.

Nominations were requested and accepted through August 31st and only one new resident was nominated. As

there is no provision for write-in candidates on the ballot, an election was deemed unnecessary. Therefore...

Your 2024 Board of Directors is:

Mark Abbs
Mandy Backen
Bob Elsbernd
Scott Jorgensen
Mike Riley

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

The Board of Directors invite all homeowners in the PHFHA to attend the semi-annual meeting of members that will be held on **Zoom**:

Tuesday, Nov. 7th at 7:00 PM

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

To attend, goto: <http://bit.ly/3C0L7qj>

A link will also be posted on our Facebook page.

MEETING AGENDA

Call to order.

Consideration of April 2023 minutes.

Treasurer's report; 2023 budget review.

Old business.

Lake, greenway & pools update.

New business.

Open forum for questions and comments.

Adjournment.

Agenda and notice respectfully submitted.

Mandy Backen,
HOA Board President

FROM THE PRESIDENT'S DESK

Dear Residents:

We managed to make it through one of our best pool seasons so far. We received minimal complaints and had minimal repairs so all-in-all it was a terrific season.

Unfortunately, we are in dire need of some major pool maintenance/repairs. The pool decks at both Overlook and Persimmon need major repairs. The Persimmon pool itself still needs in-pool resurfacing (plaster) and tile replacement. Bids received so far range from \$50,000 to \$75,000 for the work. Additionally, our lawn mowing contract with our long-time provider is not being renewed. New mowing bids have come in from between \$60,000 to \$110,000. The lowest bid alone represents a 74% increase over past years!

Seeing everyday costs of goods and services rising in our overall community, inflation has also hit us in all of our maintenance costs. As a result, the board is recommending a dues increase. This would be our first increase in 5 years. **If we don't increase the dues, we will have to cut back on something, possibly only opening 2 pools or permanently closing the tennis courts due to safety concerns.** More details below.

As always if you have any ideas you'd like to present, please don't hesitate to reach out to us at board@phfha.com. **I invite you to attend our community meeting on Tuesday, November 7th, 2023 at 7:00 PM via Zoom. We appreciate you sharing your ideas and feedback with the board and the rest of the neighborhood.**

Sincerely,

Mandy Backen,
HOA Board President

CONTACT US

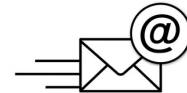
Dues payment and late fees can be paid online at:

www.PersimmonHill.org



Follow us on our Facebook page:
Persimmon Hill First Homes Association

Email us at: **Board@PersimmonHill.org**



Contact the Board for Pool key card replacement for a fee of \$25.

Call or text us at: 913-353-5723



Persimmon Hill First Homes Association

Semi-Annual Meeting via Zoom: April 25, 2023, 7:00 PM

Meeting Minutes:

Board members in attendance: Mandy Backen, Justin Tomison, Scott Jorgensen, Mike Riley.

- ☐ 30 Residents were in attendance via video and or audio link
- ☐ The meeting was called to order at 7:05 by Mandy Backen, President
- ☐ The Spring meeting minutes were discussed and approved.
- ☐ Financial reports were looked over and discussed.
- ☐ 30 Homes have outstanding dues as of April 25, 2023

Old Business/Project Updates

- **Greenspace:** New walkway from Overlook pool parking has been re-seeded and watered.
 - Adding Pan/Tilt/Zoom camera to be able to monitor the new dock.
- **Pools:** We continue to monitor the card access systems to adjust as needed. Useful data is recorded and analyzed for access and pool usage.
 - Security camera upgrades will be added as needed.
- **Tennis Courts:** Will not be added to RFID Card access. Repairs to the court surface will be discussed in new business.
- **Social:**
 - Easter Egg Hunt was successful, 6000 plastic eggs were used this year.
 - July 4th bike parade and Fire Dept visit was a success.
 - Garage Sale will still be held Mother's Day weekend

New Business/Proposed Projects

- **Tennis Courts:** Surface repairs to be estimated and new nets will be purchased. Securing tennis courts was discussed.
- **Playground** Improvements have been tabled for next year if possible.

Open Forum:

- Tree Trimming /dead tree removal to continue as needed.
- Lake low spot where beaver dam was removed needs rock/soil brought in to backfill.
- Request for Privacy screens on the East side of Persimmon Pool.
- Water One /Google/ Verizon Project along 135th needs reclamation to original condition.
- Lake/Dam perimeter trimming was discussed.
- Delinquent Dues and Liens were discussed.
- One pool early open was discussed.

Motion to adjourn, Brian W. Carol P. 2nd

Meeting adjourned at 8:15pm.

Respectfully Submitted,

Mark S Abbs,
Secretary

BUDGET SUMMARY

	2023 Year to Date (actual)	2023 Planned Budget
Income		
Dues	171,775	173,000
Liens	4,950	-
Late Fee	1,590	-
Pool Key	320	150
Total Income	178,635	173,150
Expenses		
Administration	14,336	18,500
Greenways	41,633	55,425
Lake	38,230	42,750
Pools	47,076	54,250
Social Events	129	500
Special Projects	-	7,000
Total Expense	141,404	178,425
Net Income	37,231	(5,275)
Begin carryforward without reserve	51,384	51,384
Mandatory Reserve	(30,000)	(30,000)
Ending carryforward sans reserve	58,615	16,109

**Our current annual
Dues are \$300.**

**Dues have not
been raised in
5 years.**

Surrounding Neighborhood Dues for Comparison

Forest View - \$625
Arbor Woods - \$800
Prairie Farms - \$525
Bridlewood - \$300
Persimmon Pointe - \$375
Prairie Highlands - \$425

Our Current Needs:

- Pool decks, resurface ~\$50,000
- Tennis courts - \$15,000 band-aid approach or \$100K + for a full redo
- Playground - \$15,000
- Mowing increase - TBD

Proposed annual dues payment schedule would be as follows:

\$400 due on Jan 1st.
\$20 late fee added starting on Feb 1st.

*** A Split Payment Option Is Now Available ***

\$225 due by Jan 31st.
\$200 due by May 25 (or 1st day pools open)

Additional \$20 late fee per payment still applies to any payment not received in time. If first payment is received but not the second, a \$200 lien fee still applies which is added to the remaining balance.

Annual Dues Increase Ballot Rules:

- One ballot allowed per household. Must print home address on ballot.
- The measure passes if >50% of total votes cast are in the **affirmative**.
- Only 2 Ballot Delivery Options:
 - **Email** photo of ballot to: Board@PersimmonHill.org. Must come from your own email address.
 - **USPS Mail** (post by Fri. 11/3) hard copy of ballot to:
PHFHA
PO Box 426
Olathe, KS 66051
- All votes must be received by **5pm on the day of the HOA meeting (11/07/23)** to be counted.

BALLOT FOR THE QUESTION OF ANNUAL HOA DUES INCREASE BEGINNING JAN 2024:

_____ **YES**, I vote to **increase** dues from \$300 per year to **\$400 per year**.

_____ **NO**, I do NOT approve a dues increase.

Address _____
Olathe, KS 66061