

# PH PERSIMMON HILL FIRST HOMES ASSOCIATION

SPRING NEWSLETTER

APRIL 2023

## 2023 Pool Season

Persimmon Pool & Canyon Pool  
5/25/2023-9/04/2023

Overlook Pool  
5/25/2023-9/17/2023

If you need a key, email [board@phfha.com](mailto:board@phfha.com).  
Replacement key cards are \$25. One per household. If you have lost yours, the old one will be deactivated.



Your account must be in good standing for your key car to work! This includes unpaid dues and deeds restrictions violations.

## 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, April 25th, 2023 at 7:00 PM**

ALL MEMBERS ARE ENCOURAGED TO ATTEND THIS MEETING.

To attend, visit <http://bit.ly/3C0L7qj>. A link will also be posted on our Facebook page.

## SEMI-ANNUAL MEETING AGENDA

- Call to order
- Consideration of October 2022 minutes
- Treasurer's report; 2023 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 you may have noticed the fountain has returned from its winter off. We hope you have had a chance to go down to see the new dock and freshly dredged lake. The project turned out better than we had anticipated. It even earned a mention in the Winter 2023 Olathe Neighborhood Newsletter!

I would like to take a moment to remind parents of children and teens that they are not to be at the pools unsupervised. We run into issues of profanity, public displays of affection, disrespect of other guests, and general inappropriate behavior. We will be turning off key cards when we learn of unsupervised minors and will not turn them back on until a parent or guardian contacts us. Last year we fine tuned our security cameras and key card systems so we now have the means to monitor this closely. Year after year this is a problem and we need your help in making it better.

Now, back to business. We would love to improve the tennis court and playground areas. The board is still brainstorming ideas and costs before any action will be taken. We have a \$7,000 placeholder in the budget for this, and we will act once we get a better idea of how utilities and pool costs will land at the end of the summer.

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 25th at 7pm. We appreciate you sharing your ideas and feedback with the board.**

Sincerely,

Mandy Backen - President

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

**Friday May 12th - Saturday May 13th**

**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 First Homes Association**

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

October 17, 2022, 7:00 PM

Board members in attendance: Mandy Backen, Jeff Gray, Scott Jorgensen, Mark Abbs, 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.

Scott Jorgensen explained how the web-based dues payment system works and adjustments for 2023.

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

- **Greenspace:** New walkway from Overlook pool parking lot to the dock area.
- **Lake:** Dredging, leveling and reseeded of east side is complete.
  - New floating dock has been put in place. Solar walkway and railing lighting has been installed.
  - New fountain has been installed
- **Pools:** New RFID card access were mailed out to residents and implemented. Useful data is recorded and analyzed for access and pool usage.
  - Security camera upgrades were installed and utilized.
- **Tennis Courts:** Will not be added to RFID Card access. Repairs to the court surface will be discussed in new business.
- **July 4<sup>th</sup>** bike parade and Fire Dept visit was a success.

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

- **Tennis Courts:** Surface repairs to be estimated and new nets will be purchased.
- Refurbishing of pool furniture will be added to wish list. Shade Structures cannot be added to pools.
- Playground Improvements have been tabled for next year if possible.
- Christmas hayride will be scheduled for December 20, 2023

**Board Elections:** Members elected: Mandy Backen, Scott Jorgensen, Mike Riley, Mark Abbs, and Justin Tominson

### **Open Forum:**

Thank You Jeff Gray for your hard work on the board.

Justin, Welcome to the board

Mark Skoglund: Playground mulch replacement and recommendations. Pay Pal fees for dues payments.

Brian W: Fish Stocking of the lake. Can additional Landscaping be added to the pools.

Dead / Damaged trees. Please send us a picture along with your address to help us identify which tree you are reporting.

**Motion to adjourn Mandy, Brian W. 2<sup>nd</sup>**

**Meeting adjourned at 20:18**

**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 2023 Budget**

	<b>2022 Actual</b>	<b>2023 Budget</b>
<b>Income</b>		
<b>City Grants</b>	<b>4,000</b>	<b>-</b>
<b>Dues</b>	<b>172,870</b>	<b>173,000</b>
<b>Liens</b>	<b>4,980</b>	<b>-</b>
<b>Late Fee</b>	<b>1,580</b>	<b>-</b>
<b>Pool Key</b>	<b>25</b>	<b>150</b>
<b>Total Income</b>	<b>183,455</b>	<b>173,150</b>
<b>Expenses</b>		
<b>Administration</b>	<b>16,467</b>	<b>18,500</b>
<b>Greenways</b>	<b>79,483</b>	<b>55,425</b>
<b>Lake</b>	<b>68,973</b>	<b>42,750</b>
<b>Pools</b>	<b>52,913</b>	<b>54,250</b>
<b>Social Events</b>	<b>2,362</b>	<b>500</b>
<b>Special Projects</b>		<b>7,000</b>
<b>Total Expense</b>	<b>220,918</b>	<b>178,425</b>
<b>Net Income</b>	<b>(36,743)</b>	<b>(5,275)</b>
<b>Begin carryforward without reserve</b>	<b>88,127</b>	<b>51,384</b>
<b>Mandatory Reserve</b>	<b>(30,000)</b>	<b>(30,000)</b>
<b>Ending carryforward with reserve</b>	<b>21,384</b>	<b>16,109</b>

<b>CONTACT US</b>	
<b>\$</b> Dues payment/late fee can be paid online at <a href="http://www.phfha.com">www.phfha.com</a>	
<b>f</b> Follow us on Facebook- <b>Persimmon Hill First Homes Association</b>	
Email us at <a href="mailto:board@phfha.com">board@phfha.com</a> <b>Pool Keys: Contact <a href="mailto:board@phfha.com">board@phfha.com</a>. Lost key fee is \$25.</b>	
<b>Call or text: 913-353-5723</b>	

**PHFHA  
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