

PH PERSIMMON HILL FIRST HOMES ASSOCIATION

FALL NEWSLETTER

OCTOBER 2022

2022 IMPROVEMENTS

- ADA compliant path from Overlook parking lot to dock added
- Light show along new path created a new atmosphere in the evenings
- Storm tree cleanup & general tree work
- New dock added
- Dredged east side of lake
- A new, better, brighter fountain was added
- Security cameras added at pool entrances
- Electronic key card system implemented at the pools
- Gates were adjusted to account for new latch system

2023 TENTATIVE PLANS

- Playground/tennis court area upgrades
- Dam bridge repair/replacement

NOTICE OF SEMI-ANNUAL MEETING

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, October 17th, 2022 at 7:00 PM

ALL MEMBERS ARE ENCOURAGED TO ATTEND THIS MEETING.


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

SEMI-ANNUAL MEETING AGENDA

- Call to order
- Consideration of April 2022 minutes
- Treasurer's report; 2022 budget overview
- Old business
- Lake, greenway & pools update
- New business
- Vote: 2023 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 2022. We had a successful year. The new electronic lock system at the pool was a success. That system combined with better security cameras gave us what we needed to keep this area how you want it to be kept, and our assets protected. With the upgraded system we are now able to have data on pool usage. Check out the table below to see which pool was used the most and which days were the most popular.

We hope you made your way to the lake this summer to view the fountain and lights at night. The atmosphere created can't be beat. The lake is now even better and more enjoyable for all residents. The new dock is much more safe, bigger, and not to mention easier on the eyes.

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@phfha.com.

We invite you to attend our virtual community meeting on OCTOBER 17th at 7pm. We appreciate you sharing your ideas and feedback with the board.

Sincerely,

Mandy Backen - President

Total Scans by Pool & Weekday

Day	Canyon	Overlook	Persimmon	Grand Totals
Sunday	430	394	268	1,092
Monday	245	313	270	828
Tuesday	260	241	229	730
Wednesday	251	211	199	661
Thursday	252	242	203	697
Friday	292	299	303	894
Saturday	392	352	299	1,043
Totals	2,122	2,052	1,771	5,945

PERSIMMON HILL SPRING MEETING MINUTES

Persimmon Hill First Homes Association

Semi Annual Meeting Via Zoom Internet Video Conferencing.

April 11, 2022 7:00 PM

Board Members in Attendance: Mandy Backen, Jeff Gray, Scott Jorgensen, Mark Abbs, Mike Riley

26 Residents were in attendance via video and or audio link

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

The Fall Meeting Minutes were approved.

Financial reports were looked over, discussed, and approved. 30 homes have not paid dues yet. We received \$6300 from easement purchase.

Old Business/Project Updates

- ADA compliant walkway from Overlook Pool Parking lot to lake/dock to be completed Mid May
- New floating dock to be installed shortly thereafter.
- Dredging on the East side of the lake to be completed by the end of May. Contractor will also contour the area around the landing of the new dock as needed.
- The new fountain will be installed in May. It will be on a programmable timer. We received a \$4000 grant from the City of Olathe towards the purchase.
- Dead trees and branches throughout the Greenways will be an ongoing maintenance project.
- 3 beavers were caught and removed. We are looking at additional trapping of muskrats.

New Business/Proposed Projects

- The pool entry key cards will be mailed out in early May. Key card operation was discussed. Pool surveillance cameras were discussed, and vandalism success stories were shared later in the meeting.
- Playground Improvement – Pushed to 2023

Open Forum Questions

- Dam bridge will need to be repaired/replaced in 2023.
- Meetings to continue via Zoom.
- Fountain run schedule was questioned.
- Length of Board Member terms was questioned. Would require bylaws change.

Motion to adjourn Mandy, Jeff 2nd

Meeting adjourned at 8:26 PM

Respectfully Submitted,

Mark S Abbs, Secretary

PERSIMMON HILL BOARD MEMBER CANDIDATES

MARK ABBS - 2326 W. Johnston

I am a 28 year PH resident. I formerly served on the board in many capacities for 20 years from 1994-2014. I came back to the Board in 2020. 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.

MANDY BACKEN - 616 N. Canyon

I have lived in Persimmon Hill since 2018 and have served on the HOA board since 2020. Growing up, I definitely never saw myself as the board president of a neighborhood HOA but here I am and really enjoy it. I inherited a neighborhood that was in need of improvements and I worked to make those dreams a reality. Some of my ideas included getting the security systems working at the pools, updating the pools themselves along with the old-school locks we were using. I also was surprised that we used to have a fountain but let it go after it broke one year. Upon research by a resident, I learned that the City of Olathe gives out grants for this type of thing. We did get that grant. The board had already planned to put in a new dock, but I wanted us to have wheel-chair friendly access to that dock. I got a grant for that path as well. When the new path was done I could see that it needed some lights. The lights combined with the fountain created an area even better than I had imagined.

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 home improvement project, or catching a 5th grade volleyball game.

SCOTT JORGENSEN - 918 N. Sumac

I've been a resident of Persimmon Hill since 2016 and have served on the HOA Board since 2018. Last year I successfully secured a grant from the City of Olathe for funding to replace the Lake Fountain and got it installed this past spring. I also worked closely with the vendor for the new card reader system for the swimming pool doors to work out the kinks in the system and distribute the key cards to all residents in May. I am responsible for the neighborhood entrance flag and lighting (let me know if you have a color-scheme request). I am currently working on plans for the old playground area and hope to continue my service to all of you in 2023!

MIKE RILEY - 804 N. Overlook

We have lived in Persimmon Hill 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 2023.

JUSTIN TOMISON - 702 N. Persimmon

I moved into the neighborhood in June 2021. I am also new to Kansas. I relocated here to take a position at Burns & McDonnell. I am originally from Wyoming and grew up in a smaller town. I was in the Army Reserve for 8.5 years out of high school and did one tour in Iraq. I also started in the construction industry when I was in high school. Over the 18 years of my career I have held many positions laborer to Project Manager to now Sr. Estimator. My desire is to apply my work ethic, ambition, and industry knowledge to the board. I also hope to create an opportunity for change, and growth within the HOA.

PHFHA
PO Box 426
Olathe, KS 66051

2022 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 **emailed to board@phfha.com**
by 5pm 10/17/2022.

Mark Abbs	0 0 0 0 0
Mandy Backen	0 0 0 0 0
Scott Jorgensen	0 0 0 0 0
Mike Riley	0 0 0 0 0
Justin Tomison	0 0 0 0 0

Homeowner address (required)

PHFHA
Profit & Loss Budget vs. Actual
January through September 2022

	Jan - Sep 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
City of Olathe Grants	4,000.00	5,000.00	-1,000.00
Dues			
Dues-Current Year	172,269.54	172,000.00	269.54
Late Fee	1,540.00	1,000.00	540.00
Liens	3,020.00	4,000.00	-980.00
Previous Year Dues	0.00	350.00	-350.00
Total Dues	176,829.54	177,350.00	-520.46
Fee Income			
Advertising	0.00	0.00	0.00
Key (Pool)	25.00	0.00	25.00
Returned Check Fee	0.00	0.00	0.00
Total Fee Income	25.00	0.00	25.00
Total Income	180,854.54	182,350.00	-1,495.46
Expense			
Administration			
Accounting	5,400.00	7,200.00	-1,800.00
Annual Report	40.00	40.00	0.00
Bank Fees	15.30	150.00	-134.70
Dues Statements	0.00	400.00	-400.00
Insurance	7,204.00	6,800.00	404.00
Legal Fees	0.00	0.00	0.00
Lien Processing Fees	410.51	300.00	110.51
Miscellaneous	0.00	100.00	-100.00
Newsletter and Postcards	0.00	1,600.00	-1,600.00
PO Box	0.00	200.00	-200.00
Postage	78.00	350.00	-272.00
Supplies	0.00	0.00	0.00
Web Page & IT	392.10	500.00	-107.90
Total Administration	13,539.91	17,640.00	-4,100.09
Greenways			
Entrances Repairs and Main	0.00	300.00	-300.00
Flag	87.48	100.00	-12.52
Greenspace Utilities	1,275.60	3,000.00	-1,724.40
Landscaping	6,774.65	10,500.00	-3,725.35
Maintenance	390.88	1,000.00	-609.12
Mowing	25,875.00	34,500.00	-8,625.00
Playground	64.41	500.00	-435.59
Sidewalk/Parking Lot R&M	24,400.95	26,000.00	-1,599.05
Snow Removal	525.00	525.00	0.00
Tennis Court Maintenance	0.00	0.00	0.00
Trees	2,890.00	3,000.00	-110.00
Total Greenways	62,283.97	79,425.00	-17,141.03
Lake			
Chemical Treatments	6,665.52	5,500.00	1,165.52
Dock Maintenance	19,012.99	17,500.00	1,512.99
Electricity	1,319.22	3,000.00	-1,680.78
Fountain & Aerators	16,070.27	15,000.00	1,070.27
Lake Repairs & Maintenance	25,800.00	25,000.00	800.00
Total Lake	68,868.00	66,000.00	2,868.00

PHFHA
Profit & Loss Budget vs. Actual
January through September 2022

	Jan - Sep 22	Budget	\$ Over Budget
Pool			
Bathroom/Poolhouse R & M	780.18	3,000.00	-2,219.82
Cameras	512.18	500.00	12.18
Chemicals/Supplies	3,383.85	6,030.00	-2,646.15
Fence	0.00	0.00	0.00
Keys/ Lock Repair	2,968.21	1,000.00	1,968.21
Management Service	17,835.22	23,220.00	-5,384.78
Permits	1,110.00	1,100.00	10.00
Pool R & M	2,362.94	3,000.00	-637.06
Pool Utilities	12,397.13	11,000.00	1,397.13
Sign	80.00	50.00	30.00
Total Pool	41,429.71	48,900.00	-7,470.29
Social Functions			
Easter Egg Hunt	252.73	250.00	2.73
Holiday Event	196.32	2,000.00	-1,803.68
Other	0.00	1,000.00	-1,000.00
Total Social Functions	449.05	3,250.00	-2,800.95
Taxes			
Property	110.37		
Total Taxes	110.37		
Total Expense	186,681.01	215,215.00	-28,533.99
Net Ordinary Income	-5,826.47	-32,865.00	27,038.53
Net Income	-5,826.47	-32,865.00	27,038.53

12/31/2021 Balance	88,127.05
2022 Net Change	(5,826.47)
9/30/2022 Balance	82,300.58
Less Mandatory Reserve	<u>(30,000.00)</u>
9/30/2022 Available Balance	<u>52,300.58</u>