

Spring 2021



Neighborhood Newsletter

Notice of Semi-Annual Meeting of Persimmon Hill First Homes Association.

The Board of Directors of PHFHA requests the members of PHFHA take notice that the Semi-Annual Meeting of Members will be held on **Tuesday April 20th 2021 at 7:00 PM**
Due to Covid Restrictions, This will be a Virtual Zoom Online Meeting.
The orders of business for this meeting are published on the Meeting Agenda included in this newsletter.

ALL MEMBERS ARE INVITED AND ENCOURAGED TO ATTEND THE MEETING.

To Attend the Zoom Meeting, Enter this link in your web browser.

<http://bit.ly/3sefhPM>

Agenda for PHFHA Semi-Annual Meeting Tuesday April 20th 2021 at 7:00 pm Via **Zoom** Web Meeting

Call to Order.
No Consideration of Minutes of October 2020 Meeting
(Due to a technical glitch, no minutes were recorded.)
Treasurer's Report, 2021 Budget Overview
Old Business
Lake/Greenway & Pools Update
New Business
Potential 2021 Improvements
Open Forum for Questions
Adjournment

Agenda and Notice Respectfully Submitted,
Mark Abbs, Secretary



Please make plans to attend and show your support For the Board of Directors and your neighbors.

From the President's Desk

Dear Residents:

Your 2021 board of directors is motivated. Together we are working to improve areas as efficiently and effectively as possible. We have solicited bids from numerous landscapers and ultimately signed a contract with Custom Lawn and Landscape. This company has already been maintaining our sprinkler system. We are excited to see the ideas they bring to enhance our two entrances and three pool areas.

We have engaged with a vendor to help improve the lake and provide even more of a draw to our amazing community. We are also continuing pool maintenance which will not only help our pools look great, but will also preserve and extend their years of use.

All decisions have been made after collectively meeting on site, discussing exactly what needs to be done, and finding the best way to go about achieving our goals. We may have only been a unit for 3 short months, but together we have set the pace for a great year.

Please be sure to attend our virtual community meeting on April 20th, 2021 at 7pm.

I encourage you to share your ideas and feedback.

Sincerely,

Mandy Backen
Board President



**The Annual Persimmon
Hill Garage Sale
Friday May 7th
Saturday May 8th
Rain or Shine**

The Persimmon Pool Restrooms Will Be Open for Public Use

Our Large Sign Will Be Placed at the Entrance

Garage Sale Notices Will Be Placed on Facebook, Our Website, Nextdoor.com and Craigslist.com

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

On Saturday the Boy Scouts will have a Concession Stand and there be a

Shaved Ice Truck in the Persimmon Pool Parking Lot.

Lake Update:

Starting March 5 2021 phase one of the lake dredging, shore/bank cleanup, tree stump removal and boat ramp addition began. To date 80% of the phase has been completed. When weather permits the remaining work will be completed as well. As much as 4 foot of mud and sludge has been removed from the southwest corner and south shore line and the first 225 feet or so from the west side of the lake. Once the mud dries the grading and seeding along with a small canoe / kayak / boat ramp will be completed. The target date for completion of phase 1 is on or around May 1 2021. If we are able to accomplish this we should be in store for a great fishing/ kayaking summer.

The board would like to thank everyone for their patience and positive feedback. We believe upon completion the improvements will be a welcome addition.

If you have any questions or concerns please email Mike Riley board@phfha.com

Greenway Update:

As we enter better weather in the Spring months, much planning has been put into place to enhance our Greenway areas. A significant aspect of this is increasing the work on our landscaped areas. We have hired a local professional landscaping company to maintain all of our entrances and pool areas. We are making some improvements in select areas, such as adding rock instead of mulch, to limit the continuing expenditures of certain upkeep aspects. In doing this, we hope to continue to make more improvements in the years to come. We are excited to show off these landscaped areas as they are completed. Also, we are in the process of evaluating the trees in our Greenspace areas to create a plan for continuing upkeep and removal of dead trees.

We look forward to moving ahead with this project later this spring. We hope that these two projects will be positive for all residents and an enhanced welcoming sight as we enter Persimmon Hill.

If you have any questions or concerns please email Jeff Gray board@phfha.com

FAQs

- Q.** My neighbors dogs run loose and or bark all hours of the day & night. What can I do?
A. Talk to your Neighbor and or call Olathe Animal Control (913) 971-6362
- Q.** Where can I get a copy of the deed restrictions?
A. Visit www.phfha.com
- Q.** My Neighbor is storing a large RV or boat in his driveway.
A. Talk to your Neighbor and or fill out a violation report on the website.
- Q.** Are golf carts legal to drive in Persimmon Hill?
A. Golf carts are permitted on city streets with specific restrictions per Olathe Municipal Code <https://olathe.municipal.codes/code/10.01.114.4> Driver must have a valid drivers license and insurance for the golf cart that includes coverage for operation on public roads and meets the minimum insurance requirements for motor vehicles. Carts are not allowed on Persimmon Drive due to the 35 mph speed limit.

Signs of the Times

Signs at the entrance: Please do not place any homemade signs in the center island of the entry area to our subdivision. This causes an unsightly view of our entrance. If your home is currently on the market your Real Estate Agent may place a professional Home for Sale or Open House sign on the **East** side of the entrance during weekends only. The signs will need to be removed by 6:00 PM Sunday evening.

Real Estate Signs are allowed in your own yard for the duration of the home sale process.

Your cooperation in this matter is Appreciated

Election /Political Signs are allowed during an election period.

If you have any questions about our deed restrictions please call a Board Member or check our web site www.phfha.com for more details.



Tennis Courts and Playground Update:

The tennis courts are in pretty good shape as the weather warms up. The pickleball lines are ready to be enjoyed and the new sidewalk on the east side connects the main walkway through the south greenway to Persimmon Drive heading north.

The original playground has been deemed by at least 3 professional contractors as being "out of code" for the swings and the climbing pole for lack of clearance from obstacles (16' and 6' respectively from the block wall). We are preparing to demo out the old wooden equipment and install 4 new commercial-grade swings on the west side of the path between the 2 newer play structures.

As for "what to do with the old playground space?" We are still debating. But oddly, all three of those same contractors independently recommended a dog park. It would be very cost effective with a simple 4' chain link fence and a double gate. Post your comments and suggestions on FB.

Pool Updates:

The Overlook pool renovation is scheduled to begin 4/12. We will be getting new tiles and replastering the main pool and baby pool. It will be open to swimmers upon its completion weather permitting 5/8 or 5/15

We will be updating the surveillance system at the Canyon pool location. The Persimmon bathrooms have also been remodeled and a storage room has been added.

We will stagger opening the other pools (again weather permitting) on the following dates:

Canyon pool on 5/21
Persimmon pool on 5/28

As of right now, it appears we will be starting the summer with the same COVID-19 restrictions that were in place for summer 2020 per Johnson County Department of Health and Environment

- ◆ **Social distancing** is a key component in preventing the spread of COVID19. The public should be asked to respect 6-foot social distancing from others (except those in their party) with **only infrequent or incidental moments of closer proximity**.
- ◆ **Wearing a mask** will still be required **when not in the water** and where social distancing is not possible.
- ◆ **Gathering size** is important. If the pool looks crowded please try one of our other pools. Also during busy weekends please limit your time at the pools to a few hours. This will allow all residents to enjoy the pools safely.

Keep in mind that this list will likely change before most pools open for the summer.

We will provide updates on our Facebook page.

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 restriction 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
- No fence of any kind can be erected on any lot until the location, height, 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
- 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 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!!

www.phfha.com

PHFHA 2021 Proposed Budget

Ordinary Income/Expenses				2020 ACTUAL	2021 BUDGET
	Income				(projected)
	Bank Interest			4	
	Dues				
		Dues-Current Year		170,719	170,000
		Llens		8,117	6,000
		Previous Year Dues		593	500
	Total Dues			179,429	176,500
	Fee Income				
		Key (Pool)		800	500
		Late Fee		1,525	1,000
	Total Fee Income			2,325	1,500
	Total Income			181,759	178,000
	Expenses				
	Administration				
		Accounting		7,200	7,200
		Annual Report		40	40
		Bank Fees		244	250
		Dues Statements		52	50
		Insurance		6,704	6,750
		Legal Fees		120	200
		Liens		525	500
		Newsletter		864	500
		PO Box		269	200
		Postage		400	300
		Supplies		60	100
		Web Page & IT		1,014	500
	Total Administration			17,491	16,590
	Greenways				
		Entrances Repairs and Main		1,590	500
		Flag		84	500
		Greenspace Utilities		1,380	1,500
		Landscaping		1,547	11,000
		Maintenance		1,632	1,500
		Mowing		34,500	34,500
		Playground		4,596	12,000
		Sidewalk/Parking Lot R&M		5,268	7,000
		Snow Removal		0	500
		Tennis Court Maintenance		8,859	0
		Trees		3,633	3,000
	Total Greenways			63,089	72,000

		Lake			
			Chemical Treatments	5,386	5,500
			Electricity	1,572	1,600
			Aerator Maintenance	1,086	1,000
			Lake Repairs & Maint	0	25,000
		Total Lake		8,044	33,100
		Pool			
			Bathroom Repair & Maintenance	11,940	3,000
			Cameras	1,242	500
			Chemicals/Supplies	3,363	2,000
			Fence	164	0
			Keys/ Lock Repair	415	300
			Management Service	28,453	29,500
			Permits	1,110	1,100
			Pool R & M	30,070	27,000
			Pool Utilities	12,955	13,000
			Signs	375	150
		Total Pool		90,088	76,550
		Social Events			
			Egg Hunt	0	250
			Garage Sale	0	500
			Other	0	500
		Total Social Events		0	1,250
		Total Expense		178,712	199,490
		Net Income		3,047	(21,490)
			2020 EOY balance carried fwd		112,000
			Mandatory Reserve		30,000
			2021 EOY projected balance		60,510

CONTACT US

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

www

Visit our NEW WEBSITE at www.phfha.com



Follow us on Facebook- Persimmon Hill First Homes Association



Email us at board@phfha.com



Pool Keys: Contact board@phfha.com Lost key fee is \$25.



Message Center **913-353-5723**

PHFHA
PO BOX 426
Olathe, KS 66051