



FALL NEWSLETTER

SEPTEMBER 2024

ANNOUNCING THE ANNUAL HOA MEETING

to be held Monday, October 7th @ 7PM
at the Prairie Center Elementary Gym
and on Zoom: <https://bit.ly/4d61K3i>
(or scan QR code below)

AGENDA:

1. Call to order
2. Consideration of Fall 2023 minutes
3. Treasurer's report; 2024 budget overview
4. Old business
5. Lake, greenway & pools update
6. New business
7. Open forum for questions and comments
8. **Election of 2025 board members**
9. Adjournment

Respectfully submitted,
Mandy Backen, *President*

HOA BOARD MEETINGS

The Board of Directors meet monthly on the 2nd
Sunday at 7pm via Zoom and every meeting
is open to the community.

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

Dates for the remaining meetings this year:

Sunday, October 13th
Sunday, November 10th
Sunday, December 8th



Scan to join Zoom Mtg

REMINDERS:

NO TRAILERS, BOATS, OR CAMPERS

Despite constant reminders, there are still folks storing these items at their
residence. Please do your part and store your vehicles out of sight or
outside the subdivision.

NO BOAT, KAYAK, OR CANOE STORAGE AT THE LAKE

There are at least two boats currently stored at the lake right now.
Please claim your watercraft before they are removed.

FROM THE PRESIDENT'S DESK

Dear Members:

It's time for our transition from summer to fall, so you know what that means - HOA stuff. Who doesn't love a good HOA meeting? Well, you are in luck as we will be having an in-person meeting this fall on Monday, October 7th at 7pm at Prairie Center Elementary. We can't wait to see everyone! The meeting will also be streamed on Zoom at the following link: <https://bit.ly/3C0L7qi>

Our 2024 pool season started with a bit of a hiccup at Canyon Pool but it turns out a little bit of sand (1200 pounds!) was all that was needed to clear up the water. Our pool contractor did an amazing job all season long with pool upkeep and we are very thankful for their willingness to come out at all hours and work long days to ensure our we could all enjoy the pools.

We were not able to have the pool buildings painted before the pool season began as we hoped, but this is still on the docket for the near future. If you know anyone who would like to submit a bid for this, please email us at board@persimmonhill.org. The contractor must be licensed and insured, and the work should come with a warranty.

We are continuing on with the playground area renovation. The old area is gone - stay tuned for new swings, tables and benches. Oh my!

Many of you voiced frustrations with our new greenspace maintenance provider. We heard you and attribute some of this to a TON of rain this past Spring and a steep learning curve for a new contractor as our greenspace needs can be overwhelming (it's not just come in once a week, mow and go home). We have been in constant communication with them and thank you for your patience as we continue working to improve the situation.

Sincerely,

Mandy Backen

President

2023 Fall HOA Meeting Minutes

November 7, 2023, 7:00 PM

Board members in attendance: Mandy Backen, Scott Jorgensen, Mike Riley, Mark Abbs, Bob Elsbernd
67 Residents were in attendance via video and or audio link

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

The Spring meeting minutes were discussed and approved.

Terri Vokins voiced strong objections to this not being a valid meeting per the existing Bylaws.

The points of objection were discussed by the Board. Ms Vokins objections were noted.

Per the Zoom chat and vocal comments, the consensus was to continue the meeting as an informational meeting.

The Board will hire an Attorney to review the bylaws, the use of Zoom Meetings and other procedural issues that were brought up.

Financial reports were looked over and discussed.

8 Residents still have not paid dues for 2023.

Old Business/Project Updates

- **Tennis Courts:** Crack Repairs will need to be done Options run from \$11k to \$22k No decisions have been made on when we can move forward on repairs.
- **Greenspace/Lake:** Aerators need servicing
- **Pools:** We are looking into Emergency Phones for the pools.
- **Playground:** Needs attention. Will look at for 2024
- **Social Events:** No Hay Ride is planned for December. Easter Egg Hunt with neighboring subdivisions will go on as planned.

New Business/Proposed Projects

- **Pools:** The positives of having 3 pools were discussed. Bids for repairs run from \$20k - \$36K. Repairs will be decided in 2024 to remain compliant with the County. Chemical costs have risen 143%. Pool houses need painting.
- **Greenways:** A new mowing vendor has been hired. Landeo Lawn Care \$48k for a 1 year contract. Dog waste stations have been placed throughout the Greenway.
- **Playground:** Improvements have been tabled for next year if possible.
- **Dues Increase:** Results will be announced, upon validation, via email and on our website.

General Discussion:

Board Obstacles:

- Balancing what repairs can be done within the budget. Keeping Amenities up to keep our neighborhood a desirable place to live, and property values current.
- Negativity from residents posting on social media and not contacting the Board directly. We would love to talk to people face to face or by phone. Board members are volunteers and not the enemy.
- Blatant disregard of the Deed Restrictions regarding boats, trailers and vehicles.

Open Forum/Questions

Can Dues payments be split?

Motion to adjourn, Scott J. Brian W. 2nd.

Meeting adjourned at 20:30

Respectfully Submitted,
Mark S Abbs, *Secretary*

Persimmon Hill 2024 Budget

	Actual thru	2024 Budget
Income		
Dues Income	227,870	226,000
Late Fee	2,330	
Liens	1,240	
Pool Key	225	
Total Income	231,665	226,000
Expenses		
Administration		
Accounting	4,800	7,200
Annual Report	80	40
Bank Fees	143	30
Dues Statements	-	500
Insurance	8,126	8,000
Legal Fees	3,060	8,890
Lien Processing Fees	315	300
Miscellaneous	-	100
Newsletters	-	1,000
PO Box	-	250
Postage	68	100
Property Taxes	-	300
Web Page & IT	548	700
Total Admin	17,140	27,410
Greenways		
Entrances Repairs/Maint	-	2,000
Flag	66	200
Greenspace Utilities	1,362	5,000
Landscaping & Irrigation	9,628	10,000
Maintenance	291	7,500
Mowing	30,000	45,000
Playground	5,053	14,000
Snow Removal	300	600
Trees	6,000	6,000
Total Greenways	52,700	90,300

	Actual thru SEPT	2024 Budget
Lake		
Chemical Treatments	3,915	6,000
Electricity	1,077	3,000
Fountain/Aerators	4,987	3,500
Lake Repairs/Maint	2,510	1,500
Total Lake	12,489	14,000
Pools		
Buildings Repairs/Maint	183	6,000
Cameras	-	500
Chemicals/Supplies	9,672	14,000
Deck	26,432	27,000
Keys/Lock Repair	540	1,000
Management Service	19,877	24,000
Permits	2,220	2,220
Pools & Equip Repairs/Maint	2,681	3,000
Signs	-	100
Utilities	8,881	15,000
Total Pools	70,486	92,820
Social Events		
Egg Hunt	368	350
Other	163	1,120
Total Social Events	531	1,470
Total Expenses	153,346	226,000
Balance carried fwd from 2023	64,480	64,500
Mandatory Reserve	-30,000	-30,000
Ending Balance	112,799	34,500





Deed Restrictions Review

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.PersimmonHill.org/arch-control.
- 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.PersimmonHill.org/arch-control.
- 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.

CONTACT US:	
Dues payment & late fees can be paid online at www.persimmonhill.org/pay-dues	
Follow our Facebook page: Persimmon Hill First Homes Association	
Email us at: board@persimmonhill.org	
Text us or leave a voicemail at: 913-353-5723	

2025 HOA BOARD OF DIRECTORS ELECTION

- INSTRUCTIONS -

Only homeowners are eligible to vote, not renting tenants. Ballots are not secret and members must include their home address and signature on their ballot.

Each household may cast a total of 5 votes. The 5 votes may be cast all for a single candidate or split between multiple candidates.

Completed ballots returned via U.S. Mail must be postmarked by Tuesday, October 1, 2024 and mailed to:

PHFHA
P.O. Box 426
Olathe, KS 66051

Alternatively, a photo of your completed ballot may be sent via email, from the homeowner's email address, to: board@persimmonhill.org by 5:00 PM on October 7th. Ballots will also be accepted at the in-person meeting at Prairie Center Elementary on Oct 7th at 7PM.

cut here

2025 Persimmon Hill HOA Board of Directors Ballot

– fill in five (5) circles total –

Mandy Backen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bob Elsbernd	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scott Jorgensen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Brook Macdonald	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dave Pfortmiller	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tommy Shavers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Homeowner address (required) _____

Homeowner signature (required) _____