

# Olathe Trails Homes Association

1ST Quarter Newsletter

JANUARY, 2018

## **OTHA BOARD**

Marty Roper, President/Treasurer  
Dawn Rush, Vice President  
Richard Wolfe, Board Member  
Wayne Kramer, Board Member  
Linn Coad, Board Member

## NEW TO OLATHE TRAILS

Welcome to Olathe Trails. We hope you enjoy our community and that we are working to provide.

If you have any questions, please send all concerns to [olathetrails@gmail.com](mailto:olathetrails@gmail.com)

## Common Area

**Please notify the HOA when Poop Stations need refilling. The volunteer will try to get to the stations as soon as practical and weather permitting.**

## Lights

Thanks for reporting lights out. Our volunteer works to replace the light bulbs when convenient. Sorry if it takes longer. We do the lights when time and weather permits.

## Trees

If you see a limb down in the common area, please advise the board. Next to Nature our lawn care company, will pick up large limbs but it's at a separate charge from the lawn contract. We have to schedule them to come out. Please be patient.

## TRAFFIC & KIDS

**PLEASE DRIVE LIKE YOUR KIDS ARE IN THE FRONT YARD** and Darting out between cars.

We have playground areas and sidewalks to ride your bikes and ride-on toys, please use these areas.

## Quarterly Statements

Please find 1st quarter statement. Please review and advise of any discrepancies. Please send all questions or concerns to: [Olathetrails@gmail.com](mailto:Olathetrails@gmail.com)

Please remit payments to:

P.O. Box 2952  
Olathe, KS 66063

Please include your lot number for easy posting.

Please include your email address.

We are considering going paperless with the quarterly statements, the cost of printing, mailing of the statements are constantly increasing. We could send statement thru our email platform. By providing us your email address we will be in a position to email the statement quarterly.

A number of homeowners use their bank to remit payments. We will still welcome your check payment. We are trying to reduce our expenses by going paperless with the statements.

## **FINANCIALS**

Checking a/o	01/01/2018:	\$7,716.64
Savings: a/o	01/01/2018:	\$55,625.71
A/R>90days a/o	01/01/2018:	\$27,745.00
Current A/R a/o	01/01/2018:	\$10,863.00

## Mowing

Our common areas are looking better than they have in a long time. We have received new lawn care bids and will be opening them in January, 2018.

## EASTER EGG HUNT

Easter is early this year. Easter is April 1<sup>st</sup>, so we will have the Easter Egg Hunt on Saturday, March 24<sup>th</sup>, at 11:00 AM with a rain/snow date of March 31<sup>st</sup>. Please save the date.

If you would like to help with the Easter Egg Hunt, please let us know by sending an email to: [olathetrails@gmail.com](mailto:olathetrails@gmail.com)

## TREES

The HOA had to remove two large trees this past fall. The trees had major cracks and were a danger to home owners property.

We also had volunteer trees removed along the fence lines behind the homes 126<sup>th</sup> Street and 126<sup>th</sup> Terrace.

The volunteer trees become large trees and become a problem for the HOA. The trees hang over the sidewalks and cause a problem for children playing in the common area.

We encourage you to trim the trees along your fence lines, we are working with the lawn care company to trim the fence lines, but if the trees are already in the fence, the lawn care company cannot remove the volunteer trees, we have to pay a tree company to come and remove.

## NEXTDOOR:

Consider signing up for nextdoor, to be informed on what's happening in the neighborhood and neighboring areas. It's easy: go to Nextdoor.com, put in your address and email address and your signed up. Nextdoor is great for posting lost pets, found pets, for sale items. Olathe Trails Currently has 179 residents signed up.

## DEAD TREES

It has been noted that a number of homeowners have dead trees inside their property. Spring will be coming and the spring rains and strong winds, If possible please have the trees trimmed up and/or removed to prevent them from coming down on your neighbors homes or fences.

## BOARD POSITIONS

**WE CURRENTLY HAVE A COUPLE BOARD POSITIONS OPEN. IF YOU WOULD LIKE TO VOLUNTEER TO BE ON THE BOARD, PLEASE LET US KNOW.**

## ANNUAL MEETING

**THE ANNUAL MEETING WILL BE HELD ON MARCH 2018, AT THE OLATHE COMMUNITY CENTER. WE WILL POST A REMINDER OF THE MEETING DATE AND TIME AND PLACE ON NEXTDOOR AND WATCH THE ENTRANCE SIGNS FOR DATE AND TIME AND LOCATION.**

## Big Ticket Items

The City will not pick up Furniture, TV's, Desks or any other items that will not fit in the Trash Bins, please call the city for big ticket pick-up. Please call the following number to arrange for pick-up: 913-971-9045. There is a charge for big ticket items, the charge will appear on your next water bill.

## Lets Talk Dues

If you just moved into our subdivision, Welcome. We hope you enjoy our subdivision and what we have to offer.

Common Area, we have play equipment through out the subdivision for everyone's enjoyment. If you see a problem, please report it to the board thru our email: [olathetrails@gmail.com](mailto:olathetrails@gmail.com).

Sidewalks, we were one of the first subdivisions to provide walking trails. It quickly gained popularity and walking areas are now located through out the area.

Lights, the walking areas in Olathe Trails, have lights to make walking after dark safe. Please report any light out, the poles are numbered. Please report to [olathetrails@gmail.com](mailto:olathetrails@gmail.com)

Dues: The dues that are charged, help to keep the above areas maintained and updated. We appreciate everyone who pays promptly. When dues are not paid, we have to file liens against the property, this ensures that we will be paid if and when the property is sold.

Please be advised that any homeowner who is closing in on or owing \$300 means that no dues have been paid for over a year . If you do not wish to have a lien filed against your property, please remit or bring your dues well under the \$300. You have the full year to remit the 2018 dues payment, we have the right to file liens on any property who owe 1 years dues. In the past the amount was \$500. But a number of homes have sold in the past year Title companies try to check to with the HOA see if any dues are unpaid, but it's possible we may not be contacted.

By paying your dues, enables us to update the areas. When dues remain unpaid, the cost of the lawn care being our major expense, we have to raise the dues to cover our expenses.

If you have any questions, please direct them to the email address: [olathetrails@gmail.com](mailto:olathetrails@gmail.com)

Thanks again for supporting the HOA and our efforts to keep our subdivision looking nice.