Olathe Trails Homes Association

4th Quarter Newsletter October, 2019

OTHA Board

Marty Roper, President/Treasurer

Dawn Rush, Vice President

Richard Wolfe, Board Member

Wayne Kramer, Board Member

Linn Coad, Board Member

Jenna Spencer, 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

**Quarterly Statements**

We have mailed 3rd quarter statements. Please review and advise of any discrepancies. Please send all questions or concerns to: 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 continuing to collect email addresses in order to go paperless.

Please provide email address for receiving quarterly statements and newsletters

**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. We have to arrange to have the limbs picked up. The lawn care company removes the smaller limbs and is to move larger ones to a centralized area for pickup. We have also scheduled a tree service to remove dead trees and dangling limbs, along with the large limbs in the common area. Thank you for your patience as we work to resolve this.

**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.

**FINANCIALS**

**Checking a/o 10/01/2019: $ 9,277.79**

**Savings: a/o 10/01/2019: $50,240.31**

**A/R>90days a/o 10/01/2019: $27,942.72**

**Current A/R a/o 10/01/2019: $20,657.27**

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**Mowing**

We have returned to using Next to Nature as our Lawn Care Company. The company we were using elected to terminate their contract. We were lucky that Next to Nature was able to work us back into a schedule for the remainder of the year.

Please contact the HOA if you notice any issues while the common area is being mowed.

Next to Nature did overseed the common area. Hopefully with the rain we’ve had, we will see new grass growth.

**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 throughout the subdivision for everyone’s enjoyment. If you see a problem, please report it to the board thru our email: 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 throughout 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

**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 full payment or bring your dues well under the $300 mark. You are given the full year to remit the 2019 dues and the HOA has the right to file liens on any property who owes 1+ year dues. Previous years the amount was $500. The change is due, in part, to ensure that past dues are paid by Title Companies as homes are sold.

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

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

**Volunteer TREES**

Please keep your fence line free of volunteer trees. These grow into your fence and become large, unmanageable trees.

The lawn crew does weed eat along fence lines to curb some volunteer tree growth, but it is not their main responsibility. These trees do not belong to the HOA and it is a homeowners’ responsibility to keep them trimmed back.

We have had a number of homeowners contact the HOA asking for trees to be removed. The HOA is not responsible for these trees, as they are on homeowner property lines. If you have a tree that drops limbs in the common area, please take care of the limbs.

**The Retainage Wall**

The HOA continues to work on getting bids for the retainer wall. The wall will be replaced, but at this time we are in a holding pattern.

To vote on the retainage wall, please return any outstanding postcards. Additional postcards will be sent out as we are trying to receive a response from all homeowners. Thank you.

**Christmas Lighting Contest**

Last Year we held our first annual Christmas Lighting Contest. We had a nice response to the contest. We are planning to have the contest again this year.

We will post additional information on our website regarding the contest as we get closer to the Holiday.

**PLEASE VISIT OUR WEBSITE FOR ALL UPCOMING ACTIVITIES:**

[**www.olathetrails.net**](http://www.olathetrails.net)

**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.