Olathe Trails Homes Association

1st Quarter Newsletter January, 2020

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**

The 1st quarter statement as well as mailed paper to those we don’t have an email address. 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 continuing to collect email addresses in order to go paperless. Please provide email address for receiving quarterly statements, this saves the HOA a lot of money from postage to copy to paper and envelopes. The Newsletter will be posted on our website: www.olathetrails.net

**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.**

**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 01/01/2020: $ 2,258.83**

**Savings: a/o 12/31/2019: $50,240.31**

**A/R>90days a/o 01/01/2020: $30,014.46**

**Current A/R a/o 01/01/2020: $15,631.54**

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**Mowing**

**We have received sealed bids and will be awarding the 2020 Lawn Care Contract during the board meeting on the 16th of January.**

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

**The last Fall Clean-up was done the last week of December.**

**If you see any issues being conducted by the mowing company, please try to capture on your phone and send immediately to the website.**

**But if you don’t have access to your phone, please contact the HOA as soon as possible.**

**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.**

**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)

**Our biggest expenses the HOA is the maintaining the common area green space, the next expense is the Trees, we have mature trees that are constantly dropping limbs and some succumb to decease and have to be removed.**

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

**For those who do not pay their dues, we file liens against the homeowners property, once the dues reach 12-15 months delinquent.**

**Volunteer TREES**

**Please keep your fence lines free of volunteer trees. These trees grow in your fence and become large trees. The Lawn Crew weed eats along fence lines, trying to keep the volunteer trees from growing. But if the volunteer trees are in the fence and have grown into the fence or through the fence leaning into the common area or half in the common area and half in the homeowner’sfence line. This does not mean the tree belongs to the HOA. We have had a number of homeowners contact the HOA asking for trees to be removed. The HOA is not responsible for these trees, If you have a tree that drops limbs in the common area, please take care of the limbs.**

**If a shrub/bush is in the common area next to your fence, it’s possible that it was planted by a prior homeowner covering up a cable box. We do not plant trees/shrubs/bushes next to fence lines. The HOA will only plant bushes/shrubs away from the fence lines in order for the mowers to have room to mow around such shrub/bush or tree.**

**If a bush/shrub is next to your fence line in the common area and becomes an issue and you remove such bush/shrub, please make sure the area is cleaned-up.**

**Please be advised that trash and leaves collect against fences that blow into our common area. If you see trash next to your fence, please step outside your yard and remove the trash. The lawn care company will be pick up trash laying in the common area to avoid running over such trash, but next to the fence probably won’t be collected.**

**THE RETAINAGE WALL**

**The HOA continues to work on getting bids for the retainer wall. We still have outstanding postcards, we would appreciate your returning the postcard with your vote.**

**The wall will be replaced, but at this time we are in a holding pattern.**

**Christmas Lighting Contest**

**Please visit our website:** [**www.olathetrails.net**](http://www.olathetrails.net) **for the winners of the 2019 Contest and Honorable Mention. We were excited to see all the houses decorated this year. Thanks again for participating.**

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

**One activity:**

**The ANNUAL EASTER EGG HUNT will be April 4, 2020.**

**More details will be posted on the website.**

[**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.**