

# Olathe Trails Homes Association

4th Quarter Newsletter

November, 2020

## **OTHA BOARD**

Marty Roper, President/Treasurer  
Dawn Rush, Vice President  
Jenna Spencer, Secretary  
Wayne Kramer, Board Member  
John Dokos, Board Member

## **NEW TO OLATHE TRAILS**

Welcome to Olathe Trails. We hope you enjoy our community 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. We have to arrange to have the limbs picked up. The lawn care company is to move them to an area if too large for him to handle. The lawn care company will not be picking up downed limbs, without charging the HOA additional fees. Please advise the HOA when you see large limbs down; we will try to get it removed promptly. We have scheduled tree service to come and remove some dead trees and dangling limbs along with any large limbs laying in the common area. Thank you for your patience as we work through these issues.

## **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**

You will receive your 4<sup>th</sup> quarter 2020 statement by mail. There were some unresolved computer issues with email, but hope to get that functioning soon for next quarter. 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 as it saves the HOA a lot of money to avoid postage and printing costs. The Newsletter will be posted on our website: [www.olathetrails.net](http://www.olathetrails.net)

## **FINANCIALS**

Checking a/o	11/16/2020:	\$8,615.17
Savings: a/o	11/16/2020:	\$45,362.92
A/R>90days a/o	11/16/2020:	\$22,233.04
Current A/R a/o	11/16/2020:	\$8,141.20

## **Mowing/Ground Maintenance**

The Mowing Season is finished. The Lawn care company completed two fall clean ups. The drainage ditch hills were sprayed and the vegetation was killed. We had to secure bids to correct the problem. We had an erosion problem and hopefully this has been corrected. We contracted with Next to Nature to add fill dirt/top soil to the eroded areas. They also added mulch mats and switch grass plugs. The top of the drainage ditch was washing into the ditch, so we added mats and rock to help with controlling the wash out. Hopefully, the rock will stop the water from going straight into the ditch.

The retainage wall that we were going to replace with concrete, we decided to grade that ground instead. We added fill dirt and top soil, put out grass seed and covered with mulch mats to hold in place. The total cost to fix both areas, \$12,145.00

### 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. 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.

PLEASE VISIT OUR WEBSITE FOR ALL UPCOMING ACTIVITIES: [www.olathetrails.net](http://www.olathetrails.net)

### STAY AT HOME ORDER

We all agree this pandemic is continuing to exist. We hoped it would be over by now, but it continues. Continue to keep your older neighbors in your thoughts. Perhaps shop for them, some don't want to go out.

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

### CITY OF OLATHE

The city offers a couple of ways to stay up to date on current affairs.

You can download the OlatheConnect app and access it from your phone or computer. Please visit the City of Olathe website. You can also get notifications to your phone just sign up for emails or text messages. You can also get reminders for Trash Day and what's being collected.

To sign up for Nextdoor, go to Nextdoor.com, enter your address and email and you'll have access and get notices.

### 3<sup>rd</sup> Annual Christmas Lighting Contest

Since we are limited on gatherings, lets light up the neighborhood. This is one thing we can do to bring happiness to others. Something Normal. We all need something normal.

**1<sup>st</sup> Place \$100.00**

**2<sup>nd</sup> Place \$75.00**

**3<sup>rd</sup> Place \$50.00**

**4<sup>th</sup> Place \$25.00**

### 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.

### Let's 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 2020 dues, we have the right to file liens on any property who owe 1 years dues.

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.