OLATHE TRAILS HOMES ASSOCIATION

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January 4, 2022

ON BEHALF OF THE HOA WE APPRECIATE ALL WHO PARTICIPATED IN THE LIGHTING CONTEST. THE JUDGES HAD A HARD TIME DECIDING THE WINNING HOUSES. WE DEFINITELY HAVE A COMPETITION AMOUNG SOME HOUSES, LETS KEEP UP THE TRADITION.

THE WINNING HOUSES WERE:

16201 W 126th Street- 1st Place

16200 W. 126th Street-2nd Place

16204 W. 126th Street-3rd Place

12624 S. Summertree Lane-4th Place

ANNUAL DUES

Please find the 1st quarter statement attached. You will notice that:

The HOA has increased the quarterly dues to $55.00 per quarter. This will help to cover our expenses, the new total for the year is $220.00.

On behalf of the HOA, we would like to thank all the homeowners who make quarterly payments. But due to the increasing costs of lawncare, utility expenses, insurance, tree maintenance, the current receipts barely cover our outgoing expenses. It was a decision we put off for a year, hoping that we’d get unpaid dues collected.

WE CURRENTLY HAVE $35,537.37 IN UNCOLLECTED DUES, WE CHIP AWAY A LITTLE EVERY YEAR FROM REFINANCING TO SELLING, BUT THIS ISN’T HELPING OUR BUDGET.

We need to bump up the collection of these unpaid dues. We collect around $10,000 a quarter from paying homeowners. Our costs annually run $44,286.83, We collected $41,085.33, giving us a net loss of $3,201.02. Once your account exceeds $220.00 indicating that no payments have been made in a year. We will file a lien against your property.

Our current balance is $5,026.07, but we still have December maintenance payment. We had to have some limbs removed, a tree trimmed on Mur-len along with an ash tree removed.

If all homeowners would pay the quarterly dues no matter if you have a balance would help the HOA to meet our obligations, and give us a cushion. If the homeowners who have a balance would make a monthly payment toward the unpaid amount would also help our bottom line.

* We have continued to push turning the unpaid accounts to collections, but it’s to a point we may have no choice.

We were lucky to only have had one major tree casualty during the last wind storm, the HOA has tried to keep the dead wood removed from trees, this is a major expense, this past year we have put off having any major work done, keeping it to only storm damage.

We have locked the lawn care contract into the same price as 2021.

On behalf of the board, please have a Happy New Year.

The HOA Board