

Olathe Trails Homes Association

2ND Quarter Newsletter

MARCH 2022

OTHA BOARD

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

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

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.

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 2nd quarter statement. 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.

Payments can be made by paypal, please visit our website for instructions. It's pretty simple.

We will once again try to send statements by email, but we need to update our quickbooks to get this option. The plan is to do it in the next quarter.

FINANCIALS

Checking a/o	03/01/2022:	\$5,857.84
Savings: a/o	03/01/2022:	\$48,399.01
A/R>90days a/o	03/01/2022:	\$27,205.35
Current A/R a/o	03/01/2022:	\$15,798.35

Mowing

We have extended our current contract with Next to Nature for 2022.

**Annual Easter Egg Hunt,
Saturday, April 9, 2022
11:00AM**

**ANNUAL GARAGE SALES
1ST -2 WEEKENDS IN JUNE.**

TREES

Trees continue to be our biggest expense other than Lawn Care. At this time financially we are only able to manage storm Damage and the dying Ash Trees, most of the Evergreen Trees have been removed that were deceased. Please contact the HOA if a large limb falls into the common area.

Please manage any tree limbs that drop into the common area from your trees. If a limb has to be removed from the common area, the cost will be added to the homeowners account.

We have a number of trees that need the dead wood removed, these have been pushed back to an as need basis.

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.

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

Because of the lack of attendance to the Annual Meetings, we haven't had one for a few years. If you have an issue with the HOA, please schedule a time at the monthly board meeting. Please send requests to: olathetrails@gmail.com We will advise when the next meeting will be and time you can come. We schedule all visitors at the beginning of the meetings.

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.

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

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.

You will notice the dues have increased to \$55.00 per quarter or \$220.00 per year. This is due to the increase in all areas, lawn care, lights, tree maintenance, general upkeep of all areas.

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.