

Olathe Trails Homes Association

4th Quarter Newsletter

OCTOBER, 2022

NEW TO OLATHE TRAILS

Welcome to our neighborhood. 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

FINANCIALS

Checking a/o 11/13/2022: \$4,868.87
Savings: a/o 01/01/2018: \$41,103.17
A/R>90days a/o 01/01/2018: \$24,414.80
Current A/R a/o 01/01/2018: \$ 6,663.20

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

You received the 4th quarter statement. 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. www.olathetrails.net

You can also drop checks at a mailbox located at: **16316 W. 126th Street**, it's located on the porch, please send an email to olathetrails@gmail.com if you drop a payment in the mailbox.

Statements & Newsletters

The Quarterly Newsletter will only be posted on the website.

We have discontinued providing Return Envelopes, the majority of the payments received are thru paypal and/or bank generated payments.

We are continuing to work toward emailing the quarterly statements.

Street Parking

The HOA has been receiving complaints regarding the increase in cars parking along the streets in front of houses. Please be respectful of your neighbors, If your vehicle is parked directly across from another driveway, it makes it difficult to get past the vehicles. Please respect the area by using your driveway. Commercial Vehicles must be parked in the driveway and off the street. We are concerned with site issues. Some of the streets have curves and seeing around commercial vehicles, becomes a problem. Please be advised that it's a code violation to park Commercial Vehicles on the street. Please park your Commercial Vehicles in the Driveway. All Homes in the HOA have a two car garage and enough driveway space for 4 vehicles, please use your garages and driveways. Please avoid parking on the street.

TREES

Tree Maintenance costs continue to increase we will trim or remove when needed. We have worked hard over the last 6 years to do maintenance, but the costs are exceeding our budget, so it will be as needed only.

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.

Speeding Vehicles

The HOA has been made aware of vehicles speeding along 125th Street.

The city will be posting the necessary traffic control in this area to monitor the traffic and speeding in the subdivision.

Property

We have had a number of properties that have been purchased by out of state investment companies. These companies are paying over the top prices. This will result in the property taxes to increase for the rest of the area. The Rent the investment companies are charging is causing multiple families to move into the single family houses.

With multiple families moving into a single family home, it's a rental property so the renters do not care if the lawn is mowed or the weeds are treated. This is also creating a parking problem, when multiple people are living in one single family home.

If you are considering selling, please reconsider selling to out of state investment companies. You will get the same price if you wait and sell to a single Family. This will Keep our neighborhood a family area.

We have two properties that were purchased by Flipping companies, they will rehab the property and then resale. Hopefully they will sell to a single family.

The Renters are getting around the City requirement of single families. The single renter gets approved and moves in then he rents out rooms to cover the higher rent. Renters don't care about the property.

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, 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 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. 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.