



OLATHE TRAILS HOA ANNUAL MEETING



MEET YOUR HOA BOARD

All Volunteers

We meet monthly throughout the year to discuss the needs of our neighborhood and plan events for the HOA.

President

Marty Roper

Vice-President

Dawn Rush

Other Members

Lin Coad
Wayne Kramer
Jenna Spencer
John Dokos
Sally Evans

OLATHE TRAILS

- 213 homes
 - 34 rental homes (16% of properties)
- 9 acres of common area
- Lit neighborhood walking trails
- Multiple neighborhood parks

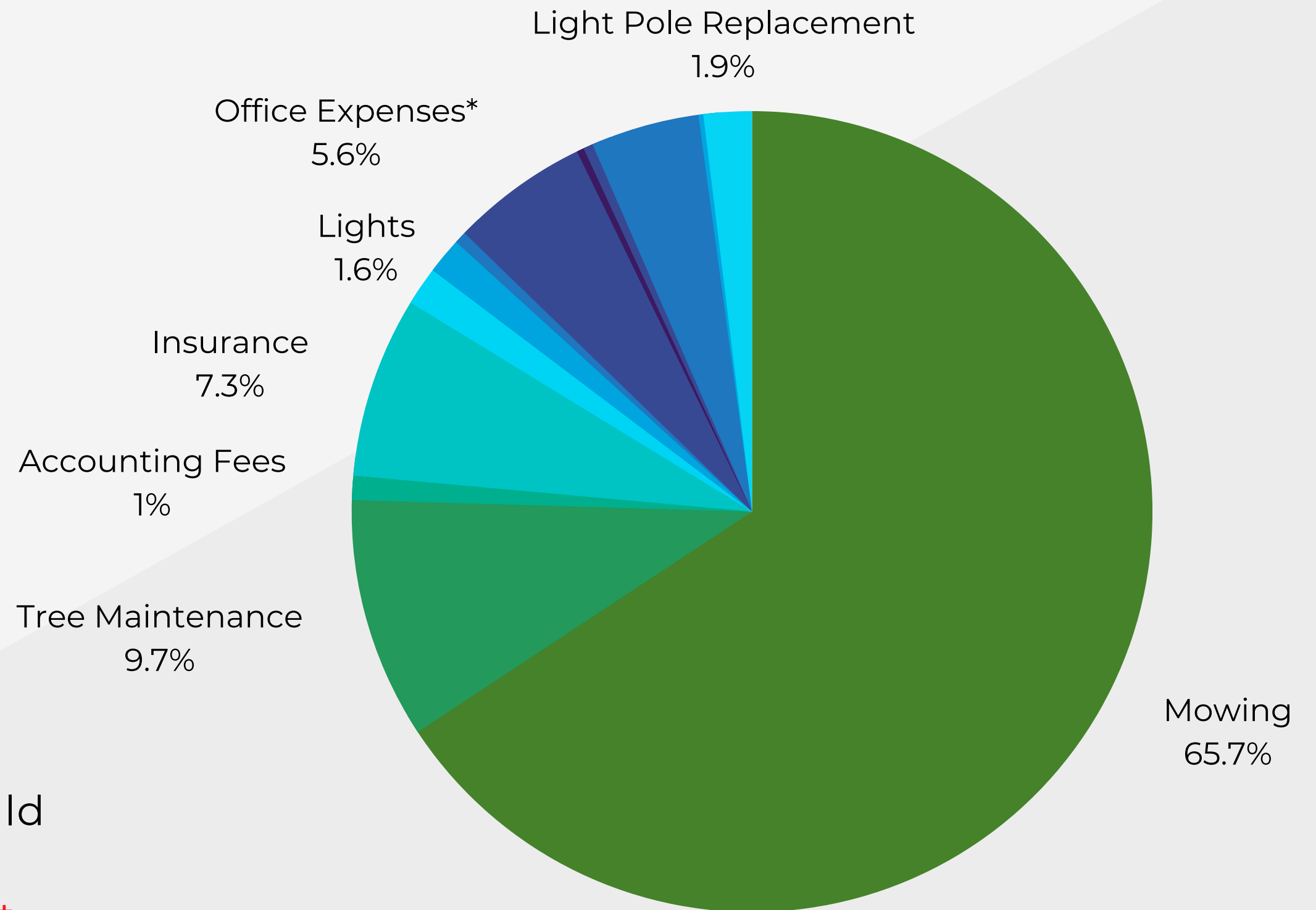




2023 BUDGET

- Estimated Expenses: \$52,085
- Estimated Income (Dues): \$45,800
- Estimated Deficit: **-\$6,200**

- The income estimation is based on average paid dues. If every homeowner (213) paid their \$240/annual dues, the income would be \$51,120.
 - This would still be a **-\$965 deficit**.



- Office Expenses include: Printing, postage, paper and ink, annual filing fees, post office box, UHaul, etc.



2023 BUDGET CONTINUED

- To save money:
 - The board encourages homeowners to give us their emails to save money on postage/printing costs
 - *\$2,000 annual savings*
- To generate more income:
 - Unfortunately, there are more than \$44,677 in outstanding, unpaid dues
 - The HOA has placed liens on homes owing more than \$400 (2 years of unpaid dues)
 - Through home sales and refinancing, some money has been recouped over the past few years
 - The HOA has had to increase HOA dues from \$55/quarter to \$60/quarter

BUDGET BREAKDOWN



Annual Contract Services

- Mowing - \$33,745
- Tree Maintenance - \$5,000
- Accounting Fees - \$500
- Light Pole Replacement - \$1,000 per pole
- Playground Upkeep - up to \$2,500
- Utilities (lights) - \$800



Costs of Business

- Insurance - \$3,750
- Office Expenses - \$2,850
- Annual Filing Fees (KS) - \$40
- Website - \$100
- UHaul Storage - \$600
- Post Office Box - \$200
- Lien Filing Fees - \$200

Recreational

- Easter Egg Hunt - \$750
- Christmas Light Contest - \$250


COST COMPARISON




Olathe Trails
\$240 annually
213 homes
<https://olathetrails.net/>



Clearwater Creek
\$350 annually
166 homes
<https://clearwatercreek.org/>



Yorkshire
\$180 annually
156 homes



College Meadows
\$395 annually +
\$200 assessment
80 homes



FREQUENTLY ASKED QUESTIONS



Where does the money from dues go?

- The majority goes to lawncare. We have 9 acres of common area and many 30+ year old trees that take a lot of maintenance and care.

What can be done about unkept yards and homes?

- When the HOA By-Laws were created, there were no provisions made for enforcing rules regarding paint colors or dilapidated homes. However, the city of Olathe has a way to report code violations and complaints. You can find access to the codes and possible violations to report [here](#).
- If members of the Olathe Trails neighborhood would like to alter the by-laws to allow the board to have the ability to fine and enforce such eyesores, there can be amendments made to the by-laws through a special vote of majority.

What is being done about outdated bylaws?

- The board is currently working on updating these. Once completed, it will take 2/3 majority to approve changes.



LET'S MAKE OUR NEIGHBOR HOOD BETTER

- What can the board do to help make our community an even better place to live?





QUESTIONS?



THANK YOU

*We appreciate you coming
to our annual meeting!*

KEEP IN TOUCH



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