Olathe Trails Homes Association

1st Quarter Newsletter January, 2023

**OTHA Board**

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Dawn Rush, Vice President

Jenna Spencer, Secretary

Wayne Kramer, Board Member

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John Dokos, Board Member

Sal Evans, Board Member

**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

**Quarterly Statements**

You received the 1st 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.

We are continuing to work toward paperless statements. Currently working thru some glitches with Intuit in sending the statements.

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Please visit our website:

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

We do try our best to keep the website current, but there may be errors from time to time. Please be patient with our unpaid volunteers as we make those updates.

**COMMON AREA DAMAGE**

Recently there has been damage to property and grass in the common area due to large trucks contracted by homeowners. A large pole was knocked down and there have been several instances of large ruts left in the grass by vehicles. These repairs were unfortunately the responsibility of the HOA to fix, which can become costly.

**EFFECTIVE IMMEDIATELY:**

**Please be advised that all homeowners/renters must notify the HOA when a tree service or other contracted services will be in the common area.** This will allow us to better hold those companies accountable for any damage caused. Thank you.

**STREET PARKING**

Please be considerate of your neighbors when parking on the street. We understand that driveways and garages can get full fast, but please have some common courtesy if you must park on the street. Avoid parking directly in front of another driveway as this makes it difficult for your neighbors to back out and not hit your vehicle.

**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.**

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**MOWING**

The mowing season is going to begin. Next to Nature will once again be mowing the common area, please notify the HOA of any issues.

**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 and as weather permits. Thank you for your patience.

OLATHE TRAILS HOMES ASSOCIATION

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**TRASH/RECYCLING**

Olathe has an app for that! Search “Olathe Trash Day” to get an app that will give you notifications from the City of Olathe regarding trash and/or recycling days. You will get a weekly reminder about collection days, along with any holiday delay observations.

Downloadable on Apple and Google Play.

**YARD MAINTENANCE**

It is the responsibility of the homeowner or renter to maintain their own yard. Please pick-up leaves and regularly mow, as weather permits. Please do not blow leaves into the street as it is against city code and can result in a fine.

If you see overgrown yards, you can report it to the city using their online forms: <https://www.olatheks.gov/government/building-codes/community-enhancement>

Let’s try to keep our neighborhood looking nice.

**BIG TICKET ITEMS**

For an additional fee, the city will pick up furniture, TVs, large appliances and anything else that will not fit in the trash container. Please call: 913-971-9045 to schedule your big ticket pick-up.

**LET’S TALK DUES**

The HOA sends out quarterly statements requesting dues payments.

Dues help to keep our neighborhood common areas looking nice through lawn care, tree maintenance, playground equipment, doggie stations, path lights, and more. If you notice that there is something that needs the HOA’s attention, please email us at olathetrails@gmail.com.

We understand that things happen and you may get behind on dues. If you have an outstanding balance, please reach out to the HOA to make a payment plan. As a reminder, homeowners owing more than $400 will have a lien put on their property until dues have been paid.

**EASTER EGG HUNT**

Save the date! The Olathe Trail HOA Annual Easter Egg Hunt will be held on March 23rd at 11:00am.

Rainout date will be Sunday, March 24that 2:00pm. More information on our website: www.olathetrails

Thanks again for supporting the HOA.