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# ***OLATHE TRAILS HOA ANNUAL MEETING***

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# ***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

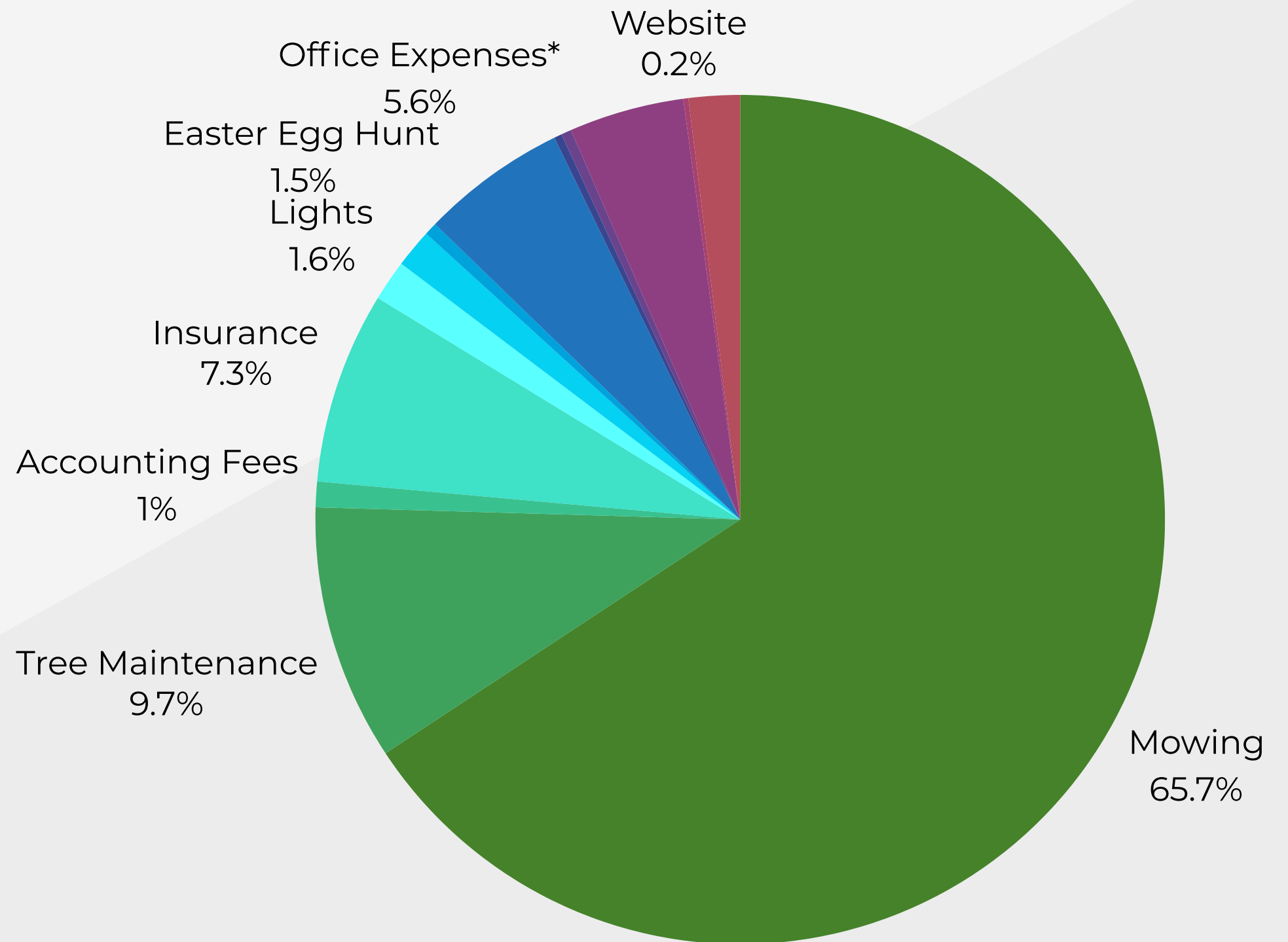






# 2023 BUDGET

- 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.





# Neighborhood Events



Over the past few years, our neighborhood has hosted:

- Easter Egg Hunts
- Christmas Light Contests
- Neighborhood Garage Sales
- Kona Ice Truck

What other events would you like to see in 2023?





# LET'S MAKE OUR NEIGHBOR HOOD BETTER

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

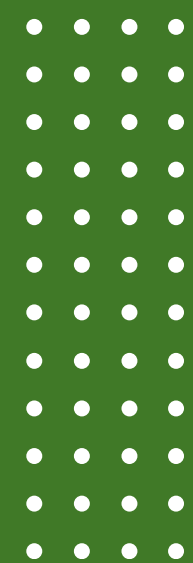






***QUESTIONS?***





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# THANK YOU

*We appreciate you coming  
to our annual meeting!*

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## KEEP IN TOUCH



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

