

Symphony Hills Homes Association

Spring 2020

Landscape Improvements



As discussed at the Annual Meeting on January 7th, our Association maintains the trees boarding members' properties along 151st street and Pflumm road. Last fall about 20 dead or dying trees were removed and this spring, 22 new trees were planted. Your Board applied for and received funding for this project with Grants from the City of Olathe Healthy Neighborhoods Initiative, totaling \$8,000.

Roll-Off at Clubhouse



For those who have been cleaning, the week of **June 1** we will have a container for member use. No construction, hazardous, concrete, refrigeration, tires, or yard waste please.

Coronavirus (COVID-19) Plan

Your Association Board of Directors and our management company, Centennial Management, have developed the plan described in this newsletter that includes considerations for the safe operations of our pool, clubhouse, and social events. A pandemic emergency of this type has created significant challenges and there are no actions that we can take to guarantee that our facilities are totally clear of the virus, especially as members come and go on an ongoing basis. However, we developed a plan by utilizing the expertise of the Centers for Disease Control and Prevention and other experts to implement recommended strategies to minimize the spread of the disease, and to have as safe of an environment as reasonably possible.

Governor Kelly set a baseline for Kansas local governments in phases "Ad Astra: A Plan to Reopen Kansas" document referenced here: <https://www.coronavirus.kdheks.gov/255/Plan-to-Reopen-FAQs>. As it stands today, Johnson County Government is following this plan and so will we. Phase Three is scheduled for June 8th and Phase Out scheduled for June 22nd. Conditions, concerns, and actions related to COVID-19 can change daily and members are encouraged to keep up with the latest news about COVID-19 in Kansas. The Symphony Hills Homes Association will continue to monitor and update our plan as necessary and post to our website <https://symphonyhills.org>. Continued on page 2.

Stay Current on Neighborhood News

Website: www.symphonyhills.org

Facebook: [Symphony Hills Neighbors](#)



Pool Enhancements



We are excited to report that a Pirate Ship has landed in our spray park area with colorful characters to mist anyone who dares to get near. We also have a new wall in our eating area, complete with hooks for your towels. Special thanks to Carl Tharet for the nice work on these!

Symphony Hills Coronavirus (COVID-19) Plan

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Pool Operations

Our pool is regulated by Johnson County who is following the State of Kansas reopening plan. Keep informed as we move forward with our reopening phases below, as things may change.

If you need a pool key, please contact our association manager, Shelley Richards shelley@cmckc.com or at 913 648-1500 x123

Individuals shall not use the pool if:

- Experiencing COVID-19 symptoms
- Have tested positive or have been exposed to someone who has tested positive for the virus
- Meets CDC criteria recommending a self-quarantine
- High-risk individuals or have a high-risk individual in your household

Monday, June 8th Phase 3 – for 2 weeks, follow these guidelines:

- Pool to open with a maximum of 45 individuals allowed within the fenced area (deck + pool)
- Members only, no guests allowed
- Social distancing is to be followed, as described below
- If you arrive and there are 45 individuals at the pool, you may wait outside the gate until others leave and there is room for you/your family to enter
- When at the pool if it is at or near the 45-person limit, be courteous with the length of time you spend at the pool so that other members have an opportunity to enjoy the pool.
- Water fountains will be turned off, members are encouraged to utilize personal water bottles

Monday, June 22nd Phase Out – for the remaining pool season, follow these guidelines:

- No specific maximum number of individuals allowed; however, use good judgement do not overcrowd
- Members are asked to limit guests to a reasonable amount
- Social distancing as described below
- If pool appears to be fully occupied, be courteous with the length of time you spend at the pool so that other members have an opportunity to enjoy the pool
- Water fountains will be turned off, members are encouraged to utilize personal water bottles

Social distancing - a key component in preventing the spread of COVID-19. Pool guests shall keep a 6-foot social distancing from others both in and out of the water (except from those in your party), with only infrequent or incidental moments of closer proximity.

Cleaning and Sanitizing – According to the CDC, “There is no evidence that COVID-19 can be spread to humans through water. Proper operation, maintenance and disinfection with chlorine should kill COVID-19.” Cleaning and disinfecting supplies will be on stock and ready for use. A daily cleaning regime will be performed and include an EPA-approved disinfectant against COVID-19 to be applied to the sinks, toilets and doorknobs and other frequently touched surfaces. Bathrooms will be stocked with soap and the doors may remain open throughout the day to eliminate need to touch them, unless a member chooses to close them for some reason.

Outdoor areas generally require only normal routine cleaning and disinfection is not recommended, as it is not an efficient use of supplies and is not proven to reduce risk of COVID-19. A disinfectant and paper towels will be available for members who wish to use it on chairs or tables prior to their use.

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Symphony Hills Coronavirus (COVID-19) Plan

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Residents Services and Association Administration

Your Board continues to conduct business remotely and Centennial Management continues to provide services as normal. Other contractors are performing services as agreed to, including lawn and landscape maintenance, irrigation system maintenance, pool operations, and other services.

Clubhouse Rental

The clubhouse will be available after Kansas moves to Phase Out, Monday, June 22nd. Members wishing to rent the clubhouse shall send a request to clubhouse@symphonyhills.org with details of their plans, which will be reviewed for approval by the Board. A detailed plan has been created for rentals, including cleaning policies and safe practices for renters.

HOA Events

The June 20th Summer Kick-off event has been canceled. See page 4 for details on July and September events.

Questions and Answers

Q: Will there be a hired attendant at the gate limiting numbers and monitor social distancing?

A: No. Members are expected to follow these guidelines and posted signs at the gate, and use good judgement.

Q: Can we create a sign-up for a time at the pool, online or other?

A: No. The 45-person limit is for two weeks and members can use good judgement following provided guidance.

Q: What if some members do not follow the guidelines?

A: Members may report concerns to our manager, Shelley, at (913) 648-1500 x123 or email Shelley@cmckc.com. In the unlikely event the 45-person limit is consistently exceeded during phase 3, or if other guidelines are not consistently followed, the pool may be closed.

Q: Should items from the pool be removed to reduce frequent handling or contact from multiple people?

A: Per CDC guidance outdoor areas do not require disinfection as warmer temperatures and exposure to sunlight reduces the time the virus survives on surfaces and objects. A disinfectant and paper towels will be available for members to use them on these items. Members are also welcome to bring and use their own chairs.

Q: What if it is discovered that a person with COVID-19 was found to have visited the pool or clubhouse?

A: The areas used by the person will be immediately closed for 24 hours and will be cleaned and disinfected.

Q: Is any of the Kansas plan enforceable by law?

A: No. Johnson County "Strongly Recommends" following the Governor's Ad Astra: A Plan to Reopen Kansas.

Q: What about entering / exiting the pool gate?

A: The gate must remain closed and locked. If you do not wish to touch the gate, you may consider using a paper or fabric towel to assist in opening the gate.

If you have any other specific questions or concerns, you may contact the Board at president@symphonyhills.org or our manager Shelley, at (913) 648-1500 x123 Shelley@cmckc.com.

Painting Contest and Dinner Saturday July 25th at 6 PM

**** Event will only happen with help from volunteers ****

If you can help for an hour, please email Eric Traczyk at president@symphonyhills.org



Mark your calendars and plan to compete in our painting contest.

Or if you prefer, just join us to socialize with your neighbors, eat dinner and enjoy a gallery of paintings. Be sure to vote for your favorite! Rain out day will be following day, Sunday July 26th.

Social distancing – Families shall keep a 6-foot social distancing from others with only infrequent or incidental moments of closer proximity.

Dinner - Below are some of the plans to accommodate social distancing

- Tables and chairs will be set up in the parking lot to eat outside “one family per table” on first come, first served basis. Families are also welcome to bring and use their own chairs.
- 6 PM - Hamburgers, chicken & hot dogs with sides to be plated by volunteers and handed out to guests (no buffet line)
- Clubhouse open for bathroom use only

Painting Contest – Awards will be provided for age groups decided based on number competing

- 2 PM - Participants may pick up their canvas, paint brushes and paints
- Artist choose what to paint. Examples are a landscape scene at a nearby location, a portrait of a family member or pet, go abstract and paint something from your imagination.
- 5 PM - All entries must be turned in for judging
- 5:30 PM – Gallery open at rear of parking lot open for viewing and voting
- 6:30 PM – Awards announced

Symphony Hills Cook-off Contest Dinner: Saturday, Sept 12th at 6pm

Social Distancing as described above

Join us for dinner featuring some of the best BBQ and grilling around, provided by fellow association members

Food and drinks provided by the Association

*** Event will only happen with help from volunteers ***

Pit masters & grill chefs interested in participating or those who can help please contact Eric Traczyk at president@symphonyhills.org

Architectural Control Committee Approval

When members make property improvements, the Architectural Control Committee reminds that certain improvements require advanced approval, such as exterior painting or building projects including fence or deck construction. Information is available on our website under Residential Resources or you may contact Shelley

Shelley@cmckc.com 913.648.1500 x123

Declaration of Restrictions At the time our neighborhood was developed, the homeowners created certain restrictions for the benefit of homeowners. Our restrictions are available for your review at <http://symphonyhills.org> under the document's menu. Our property manager routinely performs inspections of our properties to identify any violations our DOR. When a violation is identified, it is documented and a notice is sent to the member. Members who receive a notice are asked to please work with Shelley to remedy it.

Symphony Hills Board of Directors

President:	Eric Traczyk	president@symphonyhills.org
Vice President:	Eric McAlexander	vicepresident@symphonyhills.org
Communications:	Sean Monaco	communicatoins@symphonyhills.org
Financial Director:	Brian Mills	finance@symphonyhills.org

Please contact our manager with any questions, concerns

Shelley Richardsat Centennial Management -

Shelley@cmckc.com

