

The logo for Symphony Hills Homes Association is an oval shape with a light blue background and a dark blue border. Inside the oval, the words "Symphony Hills" are written in a white, serif font, with "Symphony" on the top line and "Hills" on the bottom line.

Symphony
Hills

Symphony Hills

HOMES ASSOCIATION

Annual Meeting of Members

TUESDAY, JANUARY 12, 2021

7:00 PM

Symphony Hills

2021 ANNUAL MEETING

COVID-19 and our HOA

- Pool Operations

- Our pool is regulated by Johnson County who directed us to follow the State of Kansas reopening plan (phased opening)
- The HOA newsletter mailed to members in May provided information on pool operations, including guidelines and rules to follow
- Regular updates posted to Facebook and website
- Disinfectant and towels were made available

- Clubhouse Operations

- Renters were provided specific guidelines and rules to follow
- Disinfectant and towels provided and the thoroughly cleaned after each rental

- Social Events

- All events for 2020 were canceled
- A roll-off trash container was rented and placed at the clubhouse for member use
- A pirateship was installed at the pool for members to enjoy



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2021 ANNUAL MEETING

2020 Results

- Clubhouse revenue \$2,000 less than budget
- Received \$6,000 in grants from City of Olathe
 - Beautification
 - Community Development
- Neighborhood improvements over budget
 - 22 trees planted
- Pool improvements over budget
 - Pirate ship installed
 - New pool lattice wall in eating area
- Social under budget
 - Events canceled
 - Roll-off container rented
- Reserve Fund
 - Contributions of \$20,000 exceeded budget \$12,000
 - Did not complete any reserve projects

Symphony Hills Homes Association

2020 Results

Revenue

Dues & fees, net	100,824	
Clubhouse and interest	2,130	
Grants	6,000	
Total Revenue		108,954

Expense

Common grounds maintenance	20,994	
Pool maintenance, repairs & improvements	20,028	
Association management	11,100	
Utilities	13,670	
Clubhouse admin, maintenance & Insurance	2,559	
Social	6,864	
Administration and fees	1,252	
Neighborhood improvements	1,694	
Total Expense		88,808

Reserve Fund

Contributions		20,000
Withdrawals		-
Net Reserve Fund		20,000

Excess of Revenues Over Expenses		146
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2021 ANNUAL MEETING

2021 Budget

- Clubhouse projected 50% increase over 2020
- Common grounds maintenance
 - Parking lot crack seal & sealcoat (reserves)
 - Irrigation controller, repairs
- Neighborhood Improvements
 - Stump removals
 - Trees planted
 - Symphony Hills sign on 149th and Pflumm
- Pool maintenance
 - Fence painting
 - Pool cover, wading pool (reserves)
- Reserve Fund
 - Contributions equal amount to balance statement to near zero
 - Withdrawals for items identified above

Symphony Hills Homes Association

2021 Budget

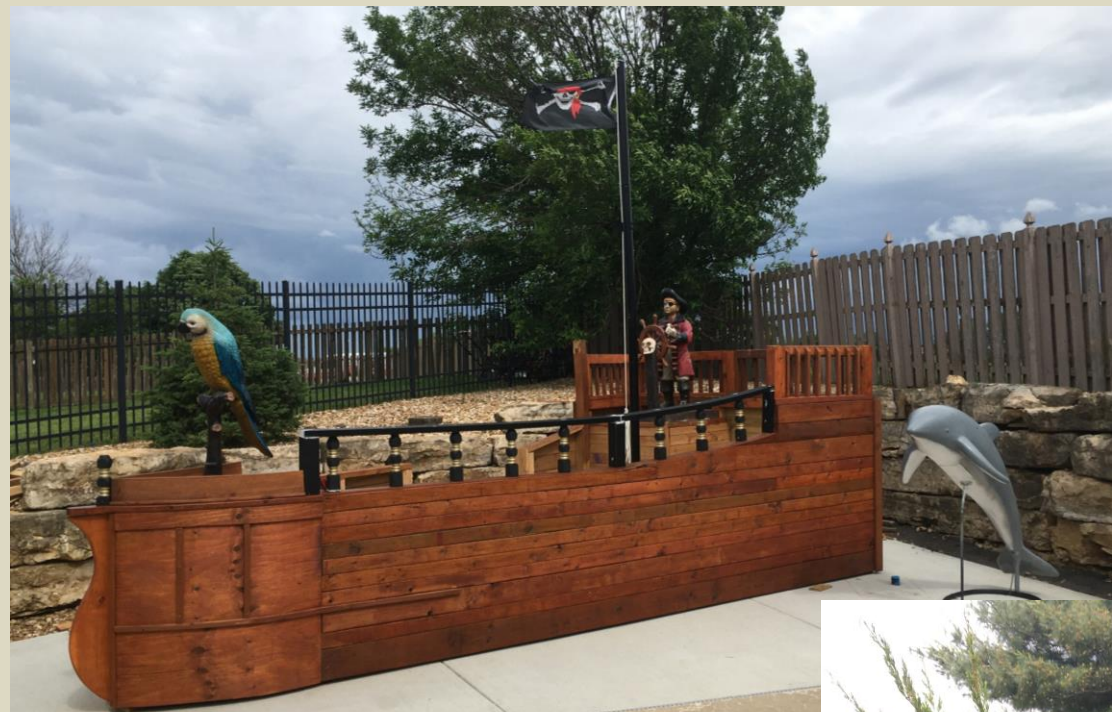
2021 Budget			
Revenue			
	Dues & fees, net	101,500	
	Clubhouse and interest	3,000	
	Grants	-	
	Total Revenue		104,500
Expense			
	Common grounds maintenance	26,674	
	Pool maintenance, repairs & improvements	18,390	
	Association management	11,400	
	Utilities	14,350	
	Clubhouse admin, maintenance	3,100	
	Insurance	7,200	
	Social	6,050	
	Administration and fees	2,200	
	Neighborhood improvements	8,500	
	Total Expense		97,864
Reserve Fund			
	Contributions		10,000
	Withdrawals		(4,300)
	Net Reserve Fund		5,700
	Excess of Revenues Over Expenses		936

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2021 ANNUAL MEETING

Improvements

- **Tree Maintenance**
 - 20 dead / dying trees removed
 - Volunteer trees broken limbs and hangers removed
 - 22 new trees planted spring 2020
- **Pool Improvements**
 - New lattice wall in eating area
 - Pirate Ship misting station



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2021 ANNUAL MEETING

HOA Volunteer Board – Essential Duties

- Officer Responsibilities
- Annual Meeting of Membership
- Monthly Board meetings
- Hire management company
- Purchase insurance
- Formulate rules of operation for the common areas and facilities
- Care for common areas
 - Landscape company
 - tree trimming company
 - Irrigation service company
 - Pest exterminator company
 - Tree and shrub care
 - Maintain entryway waterfalls
- Provide for operation and upkeep of pool and related facilities
- Provide for operation and upkeep of clubhouse and related facilities
- Oversee member compliance of our Declaration of Restrictions
- Care for abandoned properties
- Prepare budget and financial statements
- Provide a general fund to enable the Association to provide required services / Collect an annual assessment



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2021 ANNUAL MEETING

HOA Board and Volunteers – Additional Service

- Spend time and effort to strengthen our association
- Serve as a good fiduciary of association assets
- Contractor due diligence
- Organize and manage social events
- Actively manage utilities
- Neighborhood garage sale
- Maintain a Facebook page
- Maintain a website
- Welcome letters and HOA binders
- Mail an annual newsletter
- Flowers entrance and clubhouse
- Christmas lights at our entrance
- Surveil neighborhood
- Keep common grounds clean



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2021 ANNUAL MEETING

HOA Volunteer Board – Items not responsible for

- Water pooling on member properties
- Trees and shrubs not on association property
- Noise – parties, cars, motorcycles, barking dogs
- Cars speeding through neighborhood
- Driveways, sidewalks or streets needing repaired
- Sidewalk or street snow removal
- Loose pets
- Sick, injured or dead wild animals
- Promoting home businesses or multi-level marketing
- Operate a neighborhood watch for criminal activity
- Streetlight or mailbox repairs and maintenance

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2021 ANNUAL MEETING



Centennial Management

- Vendor management & bill payment
- Periodic inspections and Declarations of Restrictions enforcement
- Architecture approval process management
- Pool key management
- New resident management
- Financial statements and reconciliations
- Dues collection process
- Report to the Board at monthly meeting

Symphony Hills 2021 ANNUAL MEETING CLUBHOUSE



\$100 Fri-Sun
\$70 Mon-Thurs



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2021 ANNUAL MEETING



Communications –

- [symphonyhills.org](https://www.symphonyhills.org)
- Facebook “Symphony Hills Neighbors”
- Newsletter mailing in May
- Event signs posted at clubhouse and entryways
- Symphony Hills binders
 - Delivered to new members
 - Available for any member who wants one
- Welcome letters mailed to new members
- Village Management Software (VMS Online)



Symphony Hills 2019 EVENTS



The logo for Symphony Hills is an oval containing the words "Symphony Hills" in a serif font. It is positioned in the upper center of the image, overlaid on a background of trees and a stone wall.

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HOMES ASSOCIATION

Thank you for attending

Direct questions to:

Caitlyn at Centennial Management

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