

# Symphony Hills Homes Association

Spring 2022

## Landscape Maintenance



As discussed at the Annual Meeting, our Association maintains the trees along 151<sup>st</sup> street and Pflumm road. Dead or dying trees are removed and new trees planted.

## Sign at 149<sup>th</sup> and Pflumm Entrance



## Requesting Help

When the Pflumm Road expansion is complete, we would like to have an entrance sign at 149<sup>th</sup> Street. The Board is searching for bids for a sign. If you know of a monument sign company that can provide a bid, please email info to [president@symphonyhills.org](mailto:president@symphonyhills.org)

## 2022 Annual Meeting of Members

Thank you to all who attended our Annual Meeting on Tuesday, January 11, 2022. Eric Traczyk, President, presented the 2021 year in review, including financial results and results of the reserve study, facility improvements and clubhouse rental activity and our 2022 budget and capital improvement plans. If you missed it, the slide presentation is available at our website under documents. Congratulations to James & Melisia Tinsley and Shawn & Shanna Beane, each family won a drawing for a return of their annual dues, \$350.



## Stay Current on Neighborhood News

Website: [www.symphonyhills.org](http://www.symphonyhills.org)

Facebook: [Symphony Hills Neighbors](https://www.facebook.com/SymphonyHillsNeighbors)

## Architectural Control Committee Approval

The Committee would like to remind members that are planning property improvements that certain improvements require advanced approval. Examples are exterior painting or siding, building projects like fence or deck construction. Detailed information and the request form are available on our website under Residential Resources or you may contact Caitlyn [caitlyn@cmckc.com](mailto:caitlyn@cmckc.com) 913.648.1500 x124

Symphony Hills Home Association Architectural Control Committee Request Form	
Submit to: Caitlyn Murphy <a href="mailto:caitlyn@cmckc.com">caitlyn@cmckc.com</a> / Phone: (913) 648-1500 x123 / Fax: (913) 438-6601 Centennial Management – PO Box 15142, Shawnee Mission, KS 66285.	
<b>INSTRUCTIONS:</b> Pursuant to the Declaration of Restrictions of Symphony Hills Homes Association Section 2, property improvement construction plans and specifications must be submitted to the Architectural Control Committee ("ACC") for approval prior to any work being performed.	
1. Review the Declaration of Restrictions of Symphony Hills Homes Association located on the Association's website <a href="http://www.symphonyhills.org/resident-resources/all-documents/">http://www.symphonyhills.org/resident-resources/all-documents/</a> 2. Complete the below ACC request form. See April Hopkins if you have questions or need assistance 3. If necessary, attach color swatches / plat (drawing depicting house, structures & proposed improvement) 4. Renters must attach approval letter from property owner or manager 5. Submit form to April Hopkins via email, fax or mail. She will provide this request form to the ACC and will notify you of the results of their review.	
Requester	
Address of property	
Contact info (ph, email address)	<b>ACC Request Form</b>
Describe improvement made (exterior paint, install deck, fence, etc.)	
If painting or staining, identify specific paint or stain to be used by name and number and identified as base, trim, accent, or fence. If unknown, attached color swatches.	
If building, type of material(s) to be used (single name/color, siding name/color, deck or fence materials). Attach plat if building.	
Who will perform the work (requestor or contractor)	
Estimated start-up and completion dates of improvement	
Requestor Statement I realize that it is my responsibility to apply for and obtain any necessary building permits and that this application does not constitute a request for those permits. I am aware that my project may be regulated by various laws and codes enacted by the City of Olathe, Johnson County, and / or State of Kansas and that it is my responsibility that this project complies with these. I understand that the Declaration of Restrictions of Symphony Hills Home Association provides that no building may be erected, placed or altered on any lot until	

# Pool is open – Memorial Day weekend through Labor Day



## Parking Lot Maintenance

Every few years our parking lot receives services to keep it in good shape so that it lasts many years. First is milling curb lines and new asphalt is installed. Next crack seal is applied, both prevent water damage from occurring. Finally, sealcoating helps preserve the surface.



## MOVIE NIGHT

Stay tuned to Facebook and signs posted in front of the clubhouse. The HOA will try to host movie nights at the pool this summer.



## Need a pool key?

Please contact our association manager, Caitlyn Murphy [caitlyn@cmckc.com](mailto:caitlyn@cmckc.com) or at 913 648-1500 x124. Every member gets one key. New members who did not receive a key from the previous member will be provided a key. Replacement keys can be obtained for a fee of \$20.

## Pool Rules

### Pool Rules and Regulations

- Open from 10:00am-10:00pm every day
- No lifeguards on duty so swim at your own risk
- The pool shall not be used during inclement weather
- No diving or acrobatic entry
- No running, roughhousing, or offensive behavior
- No smoking inside pool area
- No glass containers inside pool area
- No bicycles, skateboards, or rollerblades
- No children under the age of 14 without an adult
- All infants (not potty trained) shall wear swim diaper or appropriate swimwear. Members will be assessed a \$100 pool cleanup fee if the pool must be closed and sanitized after an accident
- No pets allowed
- **No floatation items filled with "bean bag" Styrofoam pellets**
- Eating is allowed only in the designated area
- This is our association pool, so leave it in an orderly condition. Please cleanup and don't mistreat the pool property. Members who create a mess and fail to cleanup will be charged a \$50 fee plus any charges for damaged property.
- Our pool is for exclusive use of Symphony Hills members and their guests
- Members are asked to use their judgment and limit guests to a reasonable amount so as not to hinder other members' enjoyment of our pool. For example, no sporting team parties, birthday parties or large groups
- Parents or guardians will be responsible and liable for the actions of all children under their supervision
- Swimsuits only, street clothes of any kind are not permitted in the water

### Hygiene Rules

- All persons using swimming pool shall have taken a cleansing shower/bath before entering the pool
- Any person having an infectious or communicable disease / illness shall be excluded from the pool

## Association Social Events

*Food and drinks  
provided by the  
Association!*



Each year we welcome about 25 new households in our association. We invite them and all to attend our HOA sponsored events to help foster a cohesive community where neighbors can meet and socialize with each other.

Mark your calendars for these three fun Symphony Hills events. Everyone is welcome to cool off with a dip in our pool; however, we ask that dinner plates do not go into the pool area

Dining tables will be set up inside and outside the clubhouse

*We need volunteers - to help please contact Eric Traczyk at [president@symphonyhills.org](mailto:president@symphonyhills.org)*

### Summer Kick-off – Saturday, June 25

5-7 pm – Hamburgers, hotdogs, chicken with side dishes and drinks and cookies



### Family Fun Day – Saturday July 23<sup>th</sup>

1 pm – Slide and Bounce House Open  
5-7 pm – Dinner Served

### End of Summer Bash

**Dinner: Saturday, Sept 10<sup>th</sup> at 5-7 pm**

Join us for dinner featuring hamburgers, hotdogs, chicken and more if we get volunteer chefs.

*Food and drinks provided by the Association*



**Pit masters & grill chefs** interested in participating please contact Eric Traczyk at [president@symphonyhills.org](mailto:president@symphonyhills.org)

# Pflumm Road Improvement Project

## Tentative Construction Schedule and Phasing

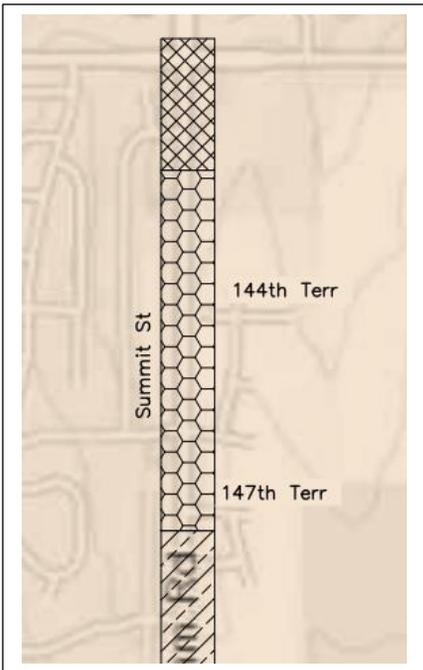
- Phase 1 from 151st St to south of 147th Terr. Estimated April – July.
- Phase 2 from south of 147th Terr to south of Summit St. Estimated July – September.
- Phase 3 from south of Summit St to 143rd St. Estimated October – December.

## Working Days and Hours

- Monday thru Friday. Work on Saturday only if approved by City for a critical item
- Work Window is 7:30 am – 7:30 pm; however, VFA anticipates working 7:30 am – 5:30 pm

- VF Anderson is the prime contractor
  - Project Manager Max Holt  
maxvfabuilders@gmail.com and 816-884-3220
- Olsson completed the engineering design
- City of Olathe will manage and inspect the work
  - Project Manager Scott Ward  
scward@olatheks.org and 913-971-9020
  - Primary project inspector Eric Gilbert  
egilbert@gbateam.com and 620-805-9918

Updates via City’s website at <https://www.olatheks.org/government/public-works>



**New information will be posted when available.**  
<https://symphonyhills.org/pflumm-expansion/>



**Clubhouse  
 Rental  
 \$100 Fri-Sun  
 \$70 Mon-Thu**

**Hosting an event with lots of guests?**  
 Rent our clubhouse and comfortably seat up to 64 people. Tables, chairs and full kitchen are included. Additional items available include a large speaker for music with microphone, high-definition projector with large screen and a grill. Visit [symphonyhills.org](http://symphonyhills.org) and click on “Clubhouse Rental” under “About Us”. You may also email the clubhouse manager at [clubhouse@symphonyhills.org](mailto:clubhouse@symphonyhills.org).

## Declaration of Restrictions

At the time our neighborhood was developed, the homeowners created certain restrictions for their benefit. These restrictions are available review on our website under Resident Resources. Our property manager, Caitlyn, 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 Centennial Management to remedy it.

## Symphony Hills Board of Directors

- |                     |               |  |
|---------------------|---------------|--|
| President:          | Eric Traczyk  | <a href="mailto:president@symphonyhills.org">president@symphonyhills.org</a>           |
| Vice President:     | Kevin Loeppke | <a href="mailto:vicepresident@symphonyhills.org">vicepresident@symphonyhills.org</a>   |
| Communications:     | Sean Monaco   | <a href="mailto:communicatoins@symphonyhills.org">communicatoins@symphonyhills.org</a> |
| Financial Director: | Brian Mills   | <a href="mailto:finance@symphonyhills.org">finance@symphonyhills.org</a>               |

**Members are encouraged to attend our Board meetings, the first Tuesday each month at 7 pm in the clubhouse**

Please contact our manager with any questions, concerns  
**Caitlyn Murphy at Centennial Management - [caitlyn@cmckc.com](mailto:caitlyn@cmckc.com)**  
 913 648-1500 x124