

# Symphony Hills Homes Association

Spring 2023

## Landscape Maintenance



Each year we perform an assessment of our trees and shrubs. This spring several dead or dying trees were removed from the pool area and three new trees and five bushes planted. New trees and bushes were also planted at 151<sup>st</sup> and Greenwood entrance. The large shrubs on the island on 149<sup>th</sup> Terr have been trimmed to allow greater visibility for drivers.

## Pflumm Entrance



Plans are underway to improve our entrance at 149<sup>th</sup> and Pflumm, with trees and shrubs. We are exploring adding a neighborhood sign here. Construction is nearly complete on the project.

## 2023 Annual Meeting of Members

Thank you to all who attended our Annual Meeting on Tuesday, January 11, 2023. Eric Traczyk, President, presented the 2022 year in review, including financial results and results of the reserve study, facility improvements and clubhouse rental activity and our 2023 budget and capital improvement plans. If you missed it, the slide presentation is available at our website under documents. Congratulations to Justin & Rachael Bellitti, winners of the 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 our manager Lisa Allison [Lisa@cmckc.com](mailto:Lisa@cmckc.com) (913 563-4725).

Symphony Hills Home Association Architectural Control Committee Request Form	
Submit to: Caitlyn Murphy <a href="mailto:caityn@cmckc.com">caityn@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.	
<ol style="list-style-type: none"> <li>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></li> <li>2. Complete the below ACC request form. See April Hopkins if you have questions or need assistance</li> <li>3. If necessary, attach color swatches / plat (drawing depicting house, structures &amp; proposed improvement)</li> <li>4. Renters must attach approval letter from property owner or manager</li> <li>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.</li> </ol>	
Requestor	
Address of propo	
Contact info (ph email address)	<b>ACC Request Form</b>
Describe improv made (exterior p install deck, fence, etc.)	
If painting or staining, identify specific paint or stain to be used by name and number and be 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



***Need a pool key?***

Please contact our association manager, Lisa [Lisa@cmckc.com](mailto:Lisa@cmckc.com) (913 563-4725). Every member is issued a pool 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 Deck Resurfacing

Our pool deck is two decades old and showing its age. A large project has been underway to repair the concrete and ultimately provide a new deck surface with a product that will look beautiful and protect it for years to come. As discussed at our annual meeting, this project was budgeted for in our reserve process.



## 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.



## 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!*



Mark your calendars for these fun Symphony Hills events. Everyone is welcome to cool off with a dip in our pool!

**We ask that dinner plates do not go into the pool area**

**Dining tables will be set up inside and outside the clubhouse**

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

## Summer Kick-off – Saturday, June 24<sup>th</sup>

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



## Family Fun Day – Saturday July 22<sup>nd</sup>

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

## End of Summer Bash

**Dinner: Saturday, Sept 9<sup>th</sup> at 5-7 pm**

Join us for dinner featuring brisket, ribs, chicken and more from anyone who wants to cook

*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)

# Volunteer Opportunities – Get Involved

**Why?** - Volunteering for a committee or an event gives member's the chance to build a greater connection with other members. Put your talents and skills to the betterment of all.

**What is Expected?** – Committee members meet 2-4 times during a year.

**How?** – Send an email to Eric Traczyk at [president@symphonyhills.org](mailto:president@symphonyhills.org) requesting information about an opportunity that interests you

**Volunteer at Event** – We need help setting up, during the event, and cleaning up after. Whatever your availability, we can use you!

**Finance Committee** – Complete an annual reserve study and assessment of Association assets. Draft an annual budget. Participate in selection of vendors.

**Social Committee** – Plan events such as those on page 3.

**Architectural Committee** – Review improvement requests for compliance with our Declaration of Restrictions

**Attend a monthly Board meeting** – Each month the Board meets the first Tuesday at 7 pm in the clubhouse. All members are welcome to attend. Advance notice if you wish to address the Board.

## Declaration of Restrictions

At the time our neighborhood was developed, the homeowners created certain restrictions for their benefit. New members agree to these when they purchase their property. These restrictions are available for review on our website under Resident Resources. Our property manager, Lisa, 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.

New information will be posted when available.

<https://symphonyhills.org/pflumm-expansion/>



**Clubhouse  
Rental  
\$125 daily  
rental**

### 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).

## 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:	Mark Taylor	<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 welcome to attend our Board meetings, the first Tuesday each month at 7 pm in the clubhouse**

Please contact our manager with any questions, concerns  
**Lisa Allison at Centennial Management - [Lisa@cmckc.com](mailto:Lisa@cmckc.com)**  
913 563-4725