



# Symphony Hills

**HOMES ASSOCIATION**

*Annual Meeting of Members*

**TUESDAY, JANUARY 9, 2024**

**7:00 PM**

# Symphony Hills

## 2024 ANNUAL MEETING AGENDA

### Your Board

- Eric Traczyk – President
- Kevin Loepke – Vice President
- Mark Taylor – Communications Director
- Brian Mills – Finance Director





# Symphony Hills

## 2024 ANNUAL MEETING

### Agenda

- 2023 Year in Review
  - Financial Results
  - Events & Activities
- 2024 Look Ahead
  - Budget
  - Events & Activities
  - Planned Improvements
- HOA Duties
- Pool and Clubhouse Improvements
- Vote new board members
- Drawing for free dues



# Symphony Hills

## 2024 ANNUAL MEETING

### 2023 Results

Clubhouse Rental \$2K over budget

Common Grounds \$9K below budget

Neighborhood Improvements \$8K below budget

- No Pflumm Sign
- No 151<sup>st</sup> Street Trees

Pool Improvements \$8K above budget

- Concrete Repairs
- Deck Chairs

Social budget, \$3K above budget

- Summer Kick-off, Family Fun Day, End of Summer Celebration

Reserve Fund

Contributed \$15K (\$1K above budget)

Withdrew \$39K (\$6K less than budget)

# Symphony Hills Homes Association

## 2023 Results

### Revenue

Dues & fees, net	101,660
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Clubhouse and interest	6,385
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Grants	-
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<b>Total Revenue</b>	<b>108,045</b>
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### Expense

Common grounds maintenance	19,013
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Pool maintenance, repairs & improvements	54,128
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Association management	12,600
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Utilities	15,724
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Clubhouse admin, maintenance &	8,158
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Insurance	7,639
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Social	10,385
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Administration and fees	2,754
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Neighborhood improvements	1,563
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<b>Total Expense</b>	<b>131,964</b>
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### Reserve Fund

Contributions	15,000
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Withdrawals	(39,104)
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<b>Net Reserve Fund</b>	<b>(24,104)</b>
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<b>Excess of Revenues Over Expenses</b>	<b>185</b>
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# Symphony Hills

## 2024 ANNUAL MEETING

### 2024 Budget

Annual dues remain at \$350

Clubhouse

- New Paint
- New Gutters

Common grounds

- Trees along 151<sup>st</sup> street
- Plants & shrubs 149<sup>th</sup> & Pflumm entrance
- Neighborhood sign (with Olathe Grant)

Pool improvements

- New Paint and Gutters
- New lounge chairs & tables

Reserve Fund Activity

- Withdrawal \$24k
- Contributions \$8K

# Symphony Hills Homes Association

## 2024 Budget

### Revenue

Dues	101,500
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Clubhouse	6,500
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<b>Total Revenue</b>	<b>108,000</b>
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### Expense

Common grounds maintenance	23,528
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Pool maintenance, repairs & improvements	32,295
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Association management	12,900
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Utilities	14,800
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Clubhouse admin, maintenance &	15,950
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Insurance	7,700
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Social	7,000
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Administration and fees	2,400
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Neighborhood improvements	7,500
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<b>Total Expense</b>	<b>124,073</b>
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### Reserve Fund

Contributions	8,000
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Withdrawals	(24,500)
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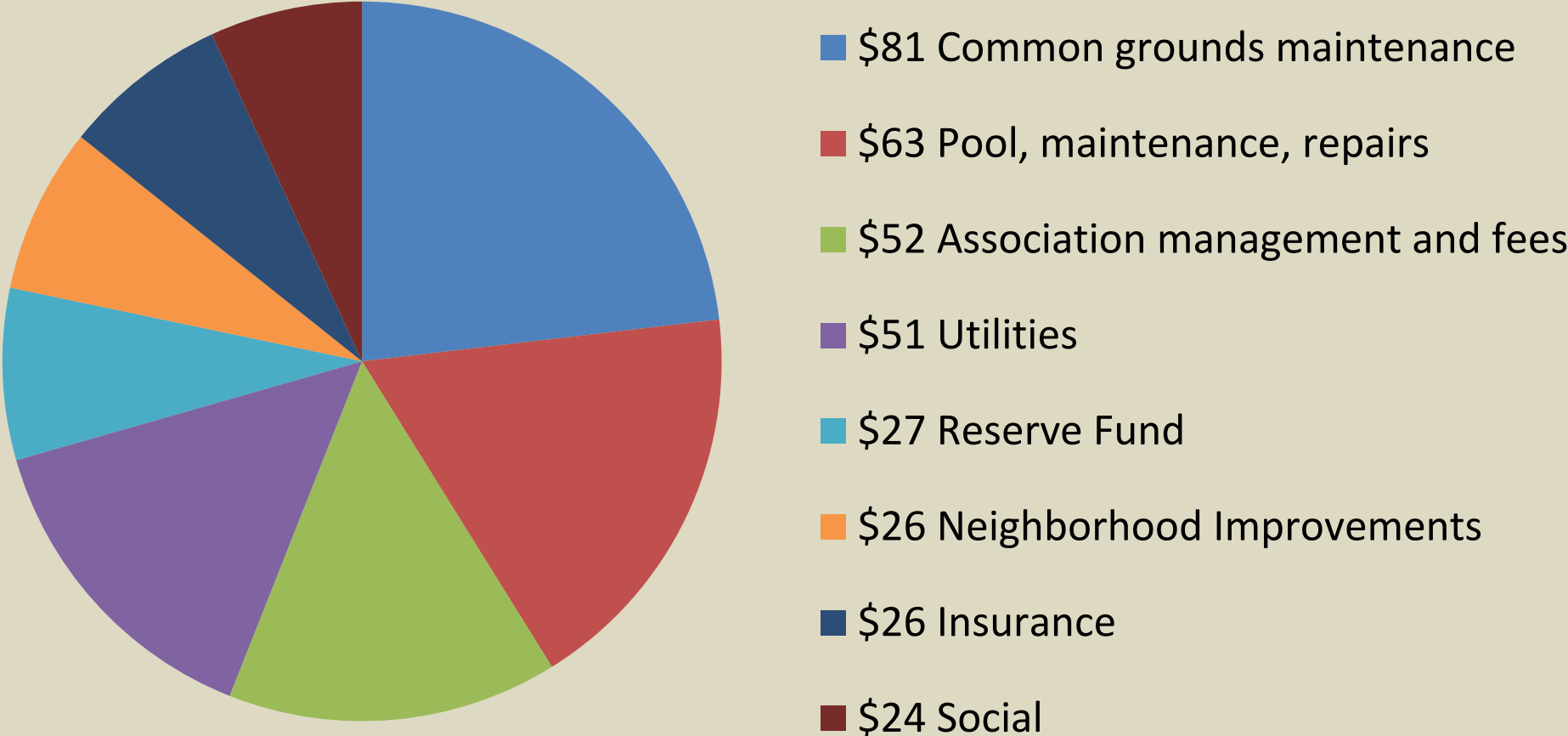
<b>Net Reserve Fund</b>	<b>(16,500)</b>
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<b>Excess of Revenues Over Expenses</b>	<b>427</b>
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# Symphony Hills

## 2024 ANNUAL MEETING

### Where does \$350 Annual Dues go?\*



\*2023 Results excluding clubhouse revenue and expenses and items paid from reserves



**Symphony Hills**  
**2024 ANNUAL MEETING**  
**2023 Activities**  
Bulk trash container  
Pool Deck Resurfacing  
June Summer Kick-off party  
July Family Fun Day  
Sept End of Summer  
Over 50 Clubhouse rentals





# Symphony Hills

## 2024 ANNUAL MEETING

### 2024 Events

- April 8-12 – Container at the clubhouse for bulk items
- June 1-2 – Garage Sale
- May 24 – September 2 Pool Open
- Social Events need Social Committee





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## 2024 ANNUAL MEETING

### 2024 Improvements

- New Paint colors on Clubhouse and Pool on buildings
- New Gutters
- New Lounge Chairs
- Pool Landscaping
- New Rock
- Trees along 151<sup>st</sup> Street
- Sign and Landscaping 149<sup>th</sup> and Pflumm

SW 7041  
**Van Dyke Brown**  
Interior / Exterior  
Locator Number: 249-C7

SW 7513  
**Sanderling**  
Interior / Exterior  
Locator Number: 248-C5

SW 7036  
**Accessible Beige**  
Interior / Exterior  
Locator Number: 249-C1



# Symphony Hills

## 2024 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





# Symphony Hills

## 2024 ANNUAL MEETING

### HOA Board and Volunteers – Additional Service

- Spend time and effort to strengthen our neighborhood
- 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
- Liaison between Olathe and Members



# Symphony Hills

## 2024 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 marking
- Operate a neighborhood watch for criminal activity
- Streetlight or mailbox repairs and maintenance





# Symphony Hills

## 2024 ANNUAL MEETING



**NO SOLICITORS**  
Olathe Municipal Code 5.28.030(A)(1)



## A Word about Solicitors

- The City of Olathe does not require a permit for soliciting door-to-door on residential or commercial property.
- Solicitation is limited from 10:00 a.m. to 8:00 p.m.
- Solicitation is not permitted on property where No Soliciting notification is posted.
- Some limitations do apply per Olathe Municipal Code Title 5, Chapter 5.28.030 – Business Licenses and Regulations

# Symphony Hills

## 2024 ANNUAL MEETING



### **Centennial Management – Lisa Keeton**

- 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

## 2024 ANNUAL MEETING

### What are our Declaration of Restrictions?

- At the time our neighborhood was developed, the homeowners, through our Association, agreed to place certain restrictions for the benefit of homeowners
- Our restrictions are available for your review at <http://symphonyhills.org> under the documents 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 work with Centennial to document resolution.
- Identifies items requiring approval of the Architectural Control Committee (improvements, fence, paint)

- B. The Architectural Control Committee shall have control over the completed homes in Symphony Hills at or after the recording of this Declaration, which shall include but is not limited to exterior and/or trim color on homes, and any changes from original exterior and/or trim color shall require the approval of the Architectural Control Committee.
- C. No building shall be located nearer than twenty-five (25) feet to the existing street lot line as shown in the recorded plat(s) of Symphony Hills.

#### DECLARATION OF RESTRICTIONS

##### SYMPHONY HILLS HOMES ASSOCIATION

WHEREAS, a plat of land known as Symphony Hills, has been filed with the Register of Deeds of Johnson County, Kansas at Plat Book 101, Page 35.

WHEREAS, said plat creates Symphony Hills, composed of lots and tracts described in Exhibit "A", attached hereto; and

WHEREAS, said plat dedicates to the public all of the streets and roads shown on said plat for use by the public; and

WHEREAS, the homeowners of Symphony Hills (herein after "homeowners") by and through the Symphony Hills Homes Association, a Kansas corporation, now desire to place certain restrictions thereon, all of which restrictions being for the use and benefit of homeowners, and for its future grantees and assigns.

NOW, THEREFORE, in consideration of the premises, the homeowners for themselves and their successors, grantees and assigns, hereby agrees that all of the lots, tracts and land described in Exhibit "A" shall be and they are hereby restricted as to their use in the manner hereinafter set forth.

#### DEFINITION OF TERMS USED:

For the purposes of these restrictions, the word "Homeowners" shall mean all present homeowners of any house in Symphony Hills and their successors and assigns.

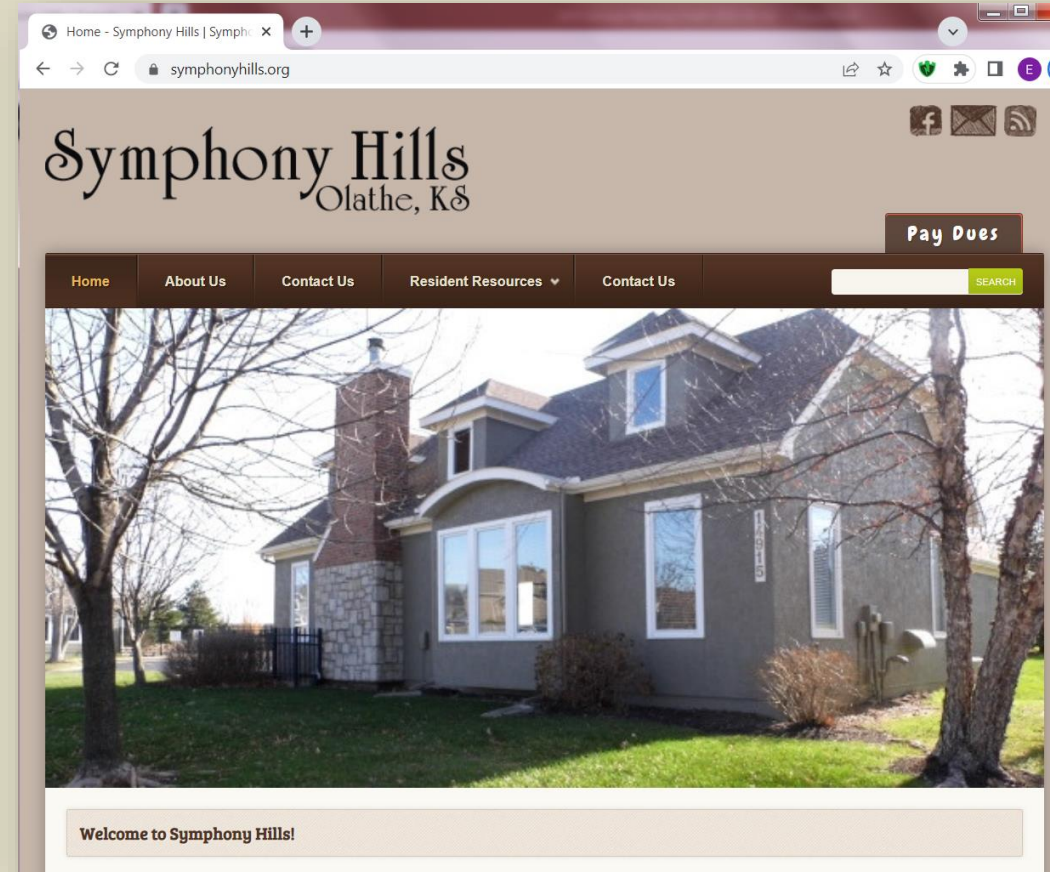
The word "street" shall mean any street, road, drive or terrace of whatever name, as shown on said plat of Symphony Hills.

# Symphony Hills

## 2024 ANNUAL MEETING

### Communications –

- [symphonyhills.org](https://symphonyhills.org)
- Facebook “Symphony Hills Neighbors”
- Newsletter mailing in May
- Event signs posted at clubhouse and entryways
- Welcome letters mailed to new members
- CINC Portal







Symphony Hills  
2024 ANNUAL MEETING  
**CLUBHOUSE**

**\$150 Daily Rental**  
**clubhouse@symphonyhills.org**





# Symphony Hills

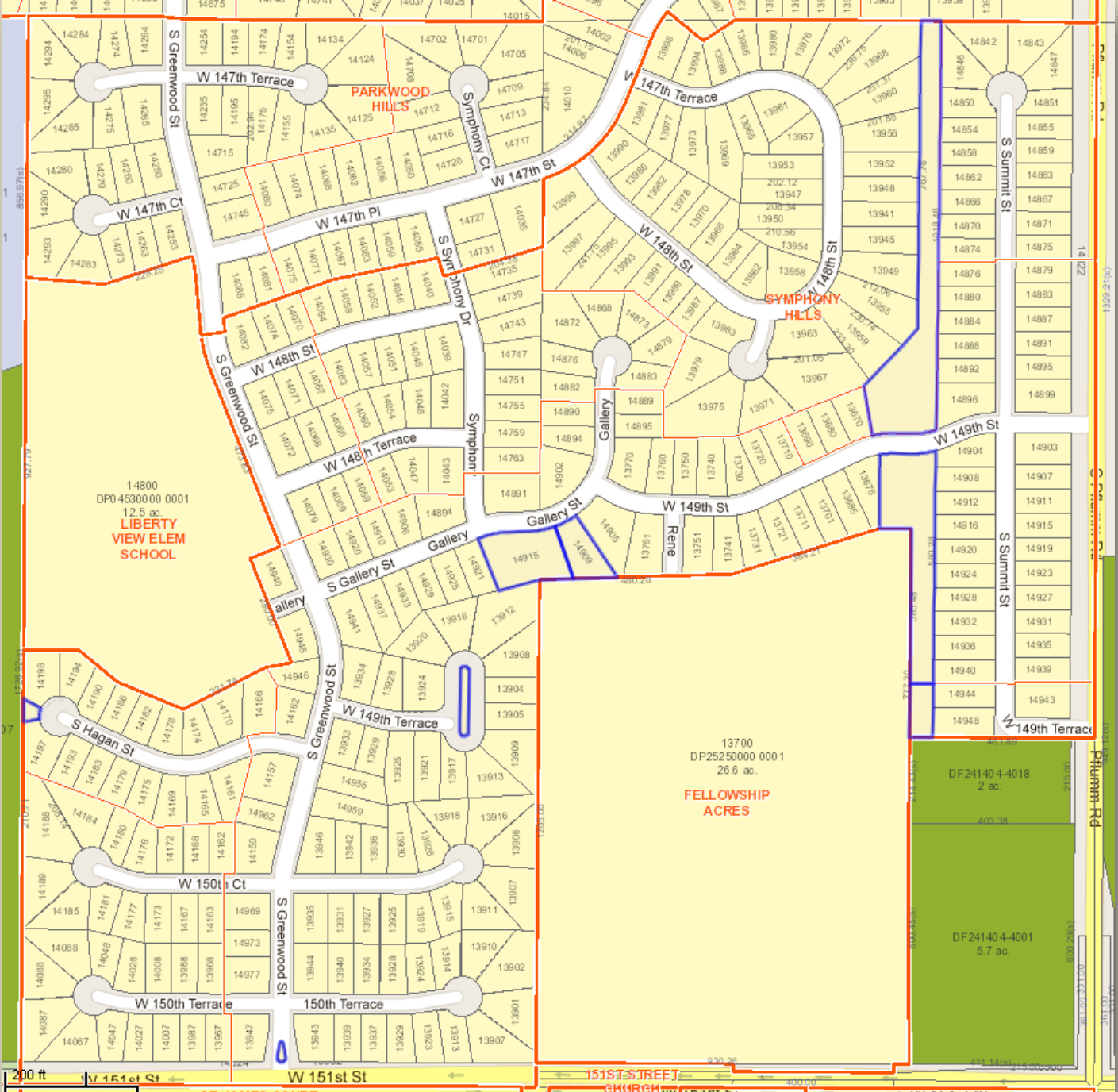
## 2024 ANNUAL MEETING

**Red**

- Subdivision border

**Blue**

- HOA property





**Vice President: Open**

In the absence or disability of the president, the vice-president shall perform all the duties of the president, and when so acting shall have all the powers of and be subject to all the restrictions upon, the president. The vice-presidents shall have such other powers and perform such other duties as from time to time may be prescribed for them respectively by the management committee, president or these bylaws.

**Finance Director: Gotam Khoobchand**

- The finance director shall keep and maintain or cause to be kept and maintained, adequate and correct accounts of the properties and business transactions of the association, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, capital, surplus and shares. Any surplus, including earned surplus, paid in surplus and surplus arising from a reduction of stated capital, shall be classified according to source and shown in a separate account. The books of account shall at all reasonable times be open to inspection by any officer of the association.
- He/she shall disburse the funds of the association as may be ordered by the management committee, shall render to the president and other officers, whenever they request it, an account of all of his/her transactions as finance director and of the financial condition of the association, and shall have such other powers and perform such other duties as may be prescribed by the president of the association, the management committee or these bylaws.
- The finance director and/or Management Company selected by the association shall provide an audited statement of the financial condition of the corporation at said Symphony Hills Homes Associations Annual Meeting or upon the request of the officers of the association.

Symphony Hills  
2024 ANNUAL MEETING

**Drawing Time!**



**FREE Annual  
Dues - \$350**





# Symphony Hills

**HOMES ASSOCIATION**

*Thank you for attending*

**Direct questions to:**

**Lisa at Centennial Management**

**[Lisa@cmckc.com](mailto:Lisa@cmckc.com), or 913-563-4724**