



# Symphony Hills

**HOMES ASSOCIATION**

*Annual Meeting of Members*

**TUESDAY, JANUARY 13, 2026**

**7:00 PM**

# Symphony Hills

## 2026 ANNUAL MEETING

### Agenda

- 2025 Year in Review
  - Financial Results
  - Improvements
  - Events & Activities
- 2006 Look Ahead
  - Budget
  - Planned Improvements
  - Events & Activities
- HOA Board Activities
- Vote new board members
- Drawing for free dues



# Symphony Hills

## 2026 ANNUAL MEETING

### Your Board

- President Eric Traczyk 2025 – 2026
- Vice President Michelle Phillips 2025
- Communications Director Kristen Crandell 2025
- Finance Director Gotam Khoobchand 2025 – 2026



# Symphony Hills

2026 ANNUAL MEETING

## 2025 Results

Clubhouse Rentals – Over 50

Few maintenance expenses

Neighborhood Improvements \$11K

Pool Repair & Maintenance \$4.5K

Social events \$5.7K

Other expense \$1.3 above budget

Insurance \$8.9K

# Symphony Hills Homes Association

## 2025 Results

<b>Revenue</b>			
Membership Dues		101,500	
Clubhouse and interest		7,523	
	<b>Total Revenue</b>		<b>109,023</b>
<b>Expense</b>			
Common grounds maintenance		34,271	
Pool maintenance, repairs & improvements		20,174	
Association management		13,095	
Utilities		18,401	
Clubhouse admin, maintenance & improvements		7,044	
Insurance		8,902	
Social		5,705	
Administration and fees		2,532	
Neighborhood improvements		1,297	
	<b>Total Expense</b>		<b>111,421</b>
<b>Reserve Fund</b>			
Contributions		-	
Withdrawals		2,500	
	<b>Net Reserve Fund</b>		<b>2,500</b>
	<b>Net Income</b>		<b>102</b>

# Symphony Hills

## 2026 ANNUAL MEETING

### 2026 Budget

Annual dues remain at \$350

#### Clubhouse

- Parking lot resurface
- Concrete repair

#### Pool

- New Plants & shrubs
- Aquatic Code Improvements

#### Common Grounds

- Remove and replace dead or dying trees

# Symphony Hills Homes Association

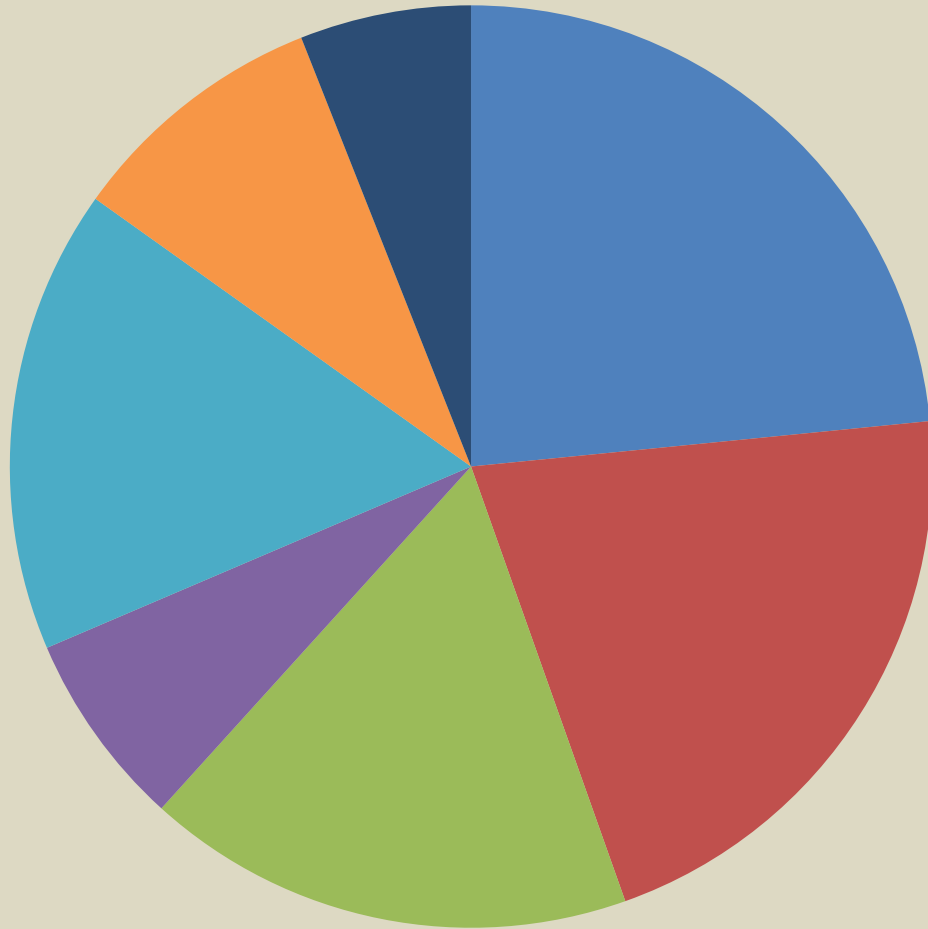
## 2026 Budget

<b>Revenue</b>			
Membership Dues		101,500	
Clubhouse income		8,000	
	<b>Total Revenue</b>		<b>109,500</b>
<b>Expense</b>			
Common grounds maintenance		29,595	
Pool maintenance, repairs & improvements		21,375	
Association management		13,740	
Utilities		17,300	
Clubhouse admin, maintenance & improvements		6,000	
Insurance		9,100	
Social		6,000	
Administration and fees		2,650	
Neighborhood improvements		500	
	<b>Total Expense</b>		<b>106,260</b>
<b>Reserve Fund</b>			
Contributions		7,940	
Withdrawals		4,700	
	<b>Net Reserve Fund</b>		<b>(3,240)</b>
	<b>Net Income</b>		<b>-</b>

# Symphony Hills

2026 ANNUAL MEETING

## \$350 Annual Dues



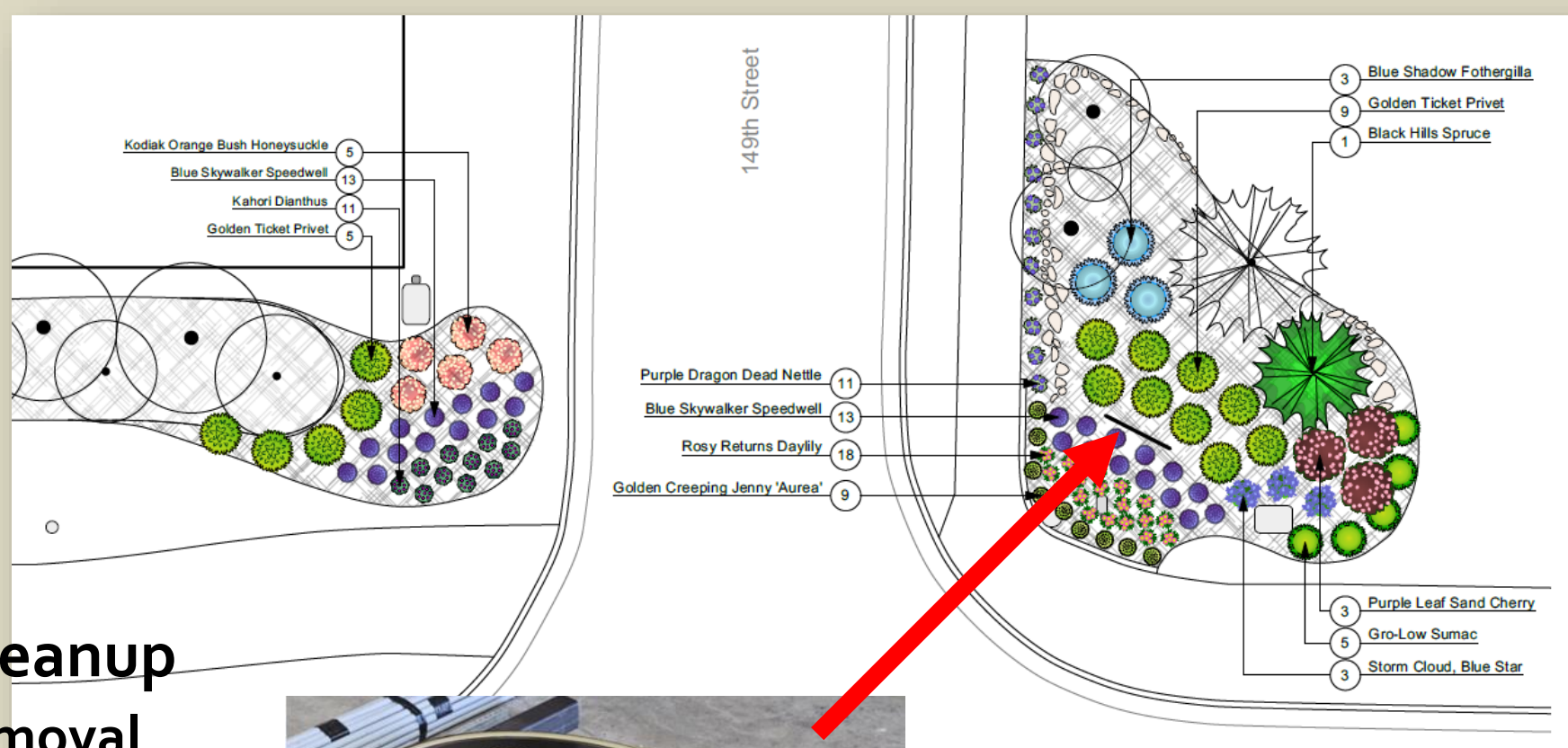
- \$82 Common grounds maintenance
- \$74 Pool maintenance & operations
- \$60 Utilities
- \$24 Neighborhood Improvements
- \$57 Management and administrative
- \$32 Insurance
- \$21 Social

# Symphony Hills

## 2026 ANNUAL MEETING

### 2025 Improvements

- 149<sup>th</sup> and Pflumm
  - Installed sign
  - New landscaping
- Tree trimming and cleanup
  - Dead & dying tree removal and replacement
- Clubhouse
  - New chairs
- Pool Improvements
  - New signs
  - Deck leveling



# Symphony Hills

## 2026 ANNUAL MEETING

### 2025 Events & Activities

April 29 to May 2

- Bulk trash container

May 30 & 31

- Annual Garage Sale



# Symphony Hills

## 2026 ANNUAL MEETING

### Pool

- Opened Friday, May 23<sup>rd</sup> through Sunday, September 8<sup>th</sup>
- Emptied, cleaned and repaired
- Trouble Free Operations
- Annual inspection report was clean



# Symphony Hills

## 2026 ANNUAL MEETING

### Family Fun Day

- Saturday, Aug 9<sup>th</sup>
- Hamburgers, hotdogs, side dishes, chips, drinks, cookies & cake
- Waterslide
- Bounce house



# Symphony Hills 2026 ANNUAL MEETING

## Casino Night

- Saturday ,Oct 18<sup>th</sup>
- Food & Drinks
- Texas Hold'em, Craps
- Drawings for prizes



# Symphony Hills

## 2026 ANNUAL MEETING

### 2026 Events & Activities

April – Bulk trash container

May 22<sup>nd</sup> to September 7<sup>th</sup>

– Pool Open

May 29<sup>th</sup> & 30<sup>th</sup>

– Annual Garage Sale

July/Aug – Family Fun Day

October – Casino Night



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## 2026 ANNUAL MEETING

## 2026 Improvements

- Entrances
  - New landscaping
- Tree trimming and cleanup
  - Dead & dying tree removal and replacement
- Clubhouse
  - Parking lot resurface
  - Concrete work
- Pool Improvements
  - Deck leveling and paint



# Symphony Hills

## 2026 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

## 2026 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

## 2026 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

## 2026 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.

# Symphony Hills

## 2026 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

## 2026 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.

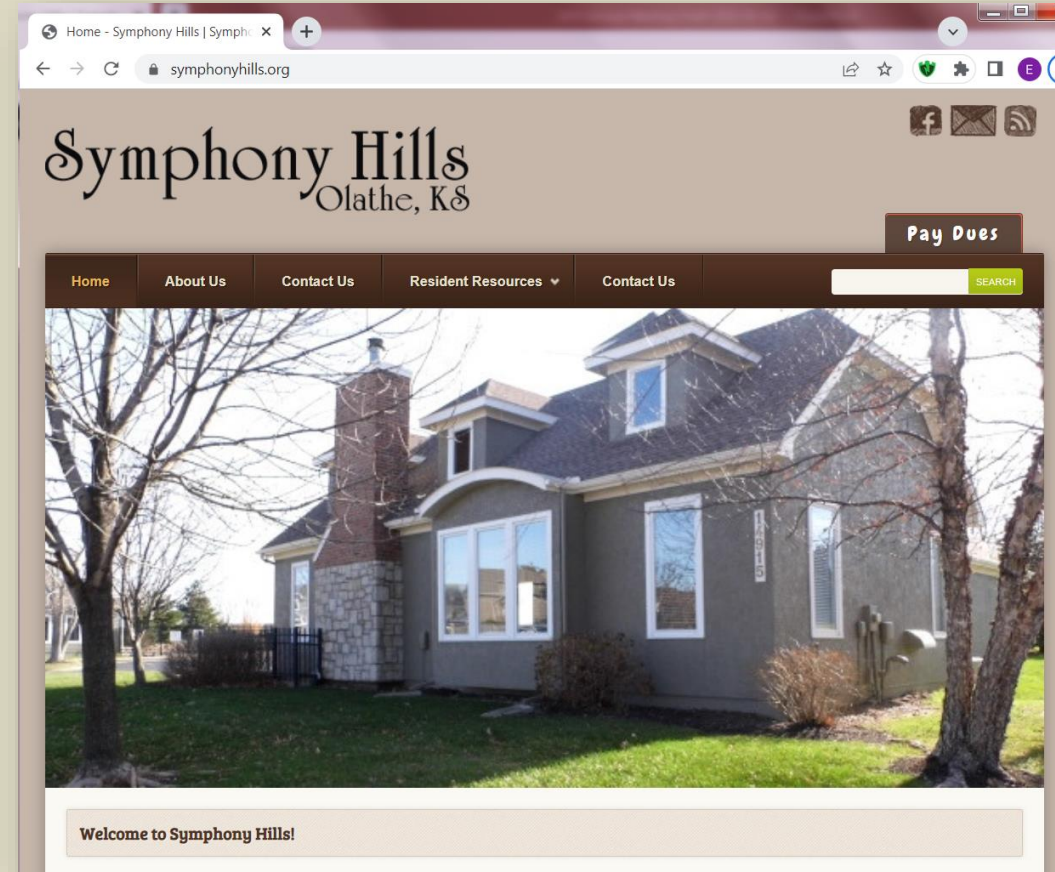
The word "street" shall mean any street, road, drive or terrace of whatever name, as shown on said plat of Symphony Hills.

# Symphony Hills

## 2026 ANNUAL MEETING

### Communications –

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





Symphony Hills  
2026 ANNUAL MEETING  
**CLUBHOUSE**

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



# Symphony Hills

## 2026 ANNUAL MEETING

**Red**

- Subdivision border

**Blue**

- HOA property



**Communications Director**

**Open**

**2026**

- The Communications Director shall keep, or cause to be kept, a book of minutes of all meetings of the management committee and members, with the time and place of holding, whether regular or special business occurred, the names of those present at management committee meetings, the number of members present or represented at members' meetings and the proceedings thereof. The Communication Director shall be responsible for the review of all published communications sent on behalf of the management committee to the general membership of the Association including, but not limited to, the newsletter, web site and meeting notice.
- The Communications Director shall keep, or cause to be kept, a membership roster, showing the names of the members and their addresses.
- The Communications Director shall give, or cause to be given, notice of all the meetings of the members and of the management committee required by these bylaws or by law to be given 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.

**President**

**Eric Traczyk**

**2025 – 2026**

**Vice President**

**Michelle Phillips**

**2026 - 2027**

**Finance Director**

**Gotam Khoobchand**

**2026 – 2027**

Symphony Hills  
2026 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**