

New Mark First Pool Association 2015 Spring Newsletter

Executive Board

Omid Ghavami – President (*Resident since 2007*)
Mike Thomas – Vice President (*Resident since 2012*)
Fernando Marquez – Secretary (*Resident since 1986*)
Rocky Weaver - Board Member (*Resident since 1988*)
Brian Bonebrake – Board Member (*Resident since 2011*)

Board of Directors

Chris Mahan (*Resident since 2007*)
Jim Windsor (*Resident since 1998*)
Jennifer Orozco (*Resident since 2005*)
Louie Reale

Website Address:

www.newmarkhoa.org

The website is the board's official message board to keep residents updated on current information.

Mailing Address:

New Mark First Pool Association
P.O. Box 10646 Kansas City, Missouri 64188-0646

Accountant Address:

Carlyle & Williams, P.C. Certified Public Accountants

6505 N Prospect, Suite 300

Gladstone, MO 64119

Contact: Siobhann Williams

Email: williams.s@carlyleandwilliamscpas.com

Phone: 816-429-1040

Website: <http://www.carlylecpa.com>

POOL

See the website for the rules and hours of operation.

POOL KEY ACTIVATION/POOL RULE SIGNING

If you still need to active your pool card this year please stop by and see the life guards at the pool. You will need a photo ID and proof of residency. The life guards also have a list showing which properties have paid the dues for 2015. The life guards have the paperwork to fill out and will give you a new 2015 sticker.

If you need a new card they can give those out as well. Cost is \$25.00 unless you are a new homeowner, in which case your first card is provided at no cost. Payment must be by check or money order, please no cash.

We do our best to keep the life guard information up to date, but if you just recently paid your dues it make take a few days before that information is available to the guards. Also please note that once you have completed the paperwork to register your card it may also take a few days to be activated. However, as long as you have a 2015 sticker on the card you will be able to use the pool.

If there are any questions or issues please send the board an email at board@newmarkhoa.org so we can help resolve those issues.

Picture ID and proof of residence is required.

- Acceptable Picture ID must be issued by a state or federal government.
- Acceptable proof of residence may be, but not limited to:
 - On a current picture ID
 - Utility bill from KCPL, MoGas, MoWater, Insurance bill, etc...

This year there will be '2015' sticker that will be placed on pool key cards that will indicate to lifeguards and others that pool patrons are:

1. **Residents of our subdivision.**
2. **Are current on dues. Please note payment of dues will not be accepted at the clubhouse.**
3. **Pool rules have been signed.**

YOU MUST HAVE A KEY WITH THE CURRENT YEARS STICKER WITH YOU TO ENTER AND STAY AT THE POOL

- ANY GUESTS MUST BE WITH AN ADULT RESIDENT TO BE AT OUR POOL.
- CHILDREN UNDER 12 MUST BE WITH AN ADULT RESIDENT.

You are reminded that if your HOA dues are delinquent, you will not be able to use any of the facilities.

Please note: The enforcement, modification, and exceptions of any rules and regulations are strictly determined at the discretion of the lifeguards on duty and/or Board's ability to safely and effectively manage the pool patrons & activities.

Attention renters, lease holders, and non-home owners: If you are a renter, lease holder, or non-home owner you will be required to show a signed copy of your lease/rental agreement by the title holder of the property along with a utility bill with your name on it. **Our community is only to have 'single family' homes within the subdivision.** Multiple renters in one household will not be approved or able to receive pool keys or use community amenities. Rental or lease agreements need to list the name of every member of the one family approved to live at that particular address. If you have any questions please contact us through the website.

While attending the pool this year:

- Please be sure to thoroughly wash anything that was at any lake before using them at our pool. The algae in lakes along with warmer weather will make it very difficult and costly to maintain and balance the chemicals of the pool. Once certain algae gets in our pool it takes costly chemicals and may require closing our pool for a number of days to get it cleared up.

- Welcome our returning and especially new life guards that have decided to look after our pool patrons. Let's make sure that we help these youth and young adults feel welcome, valued, and especially confident in their few years with us.
- Please close the door behind you and ask to see a sticker on the key card if you are kind enough to help someone enter the pool. Don't assume everyone at the gate is a resident.

CLUB HOUSE RESERVATIONS

Please check the website for pricing. To make reservations for the newly renovated clubhouse send us an email through the clubhouse@newmarkhoa.org. It is an inexpensive resource for residents to facilitate many special occasions.

www.newmarkhoa.org/club-house

**Lake Fishing is a catch and release ONLY for CURRENT residents of New Mark-Brookings HOA.
Please help our community be litter free and report those who abuse our facilities.
Please observe the signage and look through our website for details.**

WEBSITE & EMAIL

We have the new website and email service up and running. This has and should continue to help improve communication between the board and the community.

BUILDING A SAFER COMMUNITY:

- **A CAMERA & SECURITY SYSTEM HAS BEEN INSTALLED WITH VIEWS THAT SURROUND THE POOL AND CLUBHOUSE AREA.**
- If you see people in the pool areas after hours please notify the police and the board right away. We have had some vandalism in our pool area and we are determined to detour this activity right away.
- We've been notified by some residents that there have been people in the greenway littering, vandalizing, and starting what looks like 'camp' fires at night. We have found a significant amount of litter the next day. This obviously has a negative impact on our community. If you see such activities please do not hesitate to call the police. In a dryer season a fire can get out of control and do far more damage than ever expected. Awareness is the key.
- Please communicate with your household, especially the newer drivers, to **please slow down** in our community. Now that school is out, there are more children riding bikes, walking around, or even chasing balls across the street. Let's not wait for a tragedy before making the choice to slow down.

VIOLATIONS - This season increasing violations that the Board will work to rectify:

- **Storage of automobiles, trailers, campers, and boats stored anywhere on the outside of a property.**
- **Temporary and permanent detached structures and sheds.**
- **Visible trash, debris, auto parts, old mowers, etc...**

Please help our community maintain its beauty and home values by making it look the best it can be. If you are in violation of these or any one of our covenants and restrictions please take the time now to make your property compliant.

The Board hopes to resolve these concerns without taking further actions.

DELINQUENT HOMEOWNERS DUES

IF YOU ARE DELINQUENT, THIS COMMUNICATION IS YOUR OFFICIAL NOTICE AND REQUEST TO BRING YOUR DUES CURRENT.

HOA dues are **\$350** annually plus any late fees. If you are delinquent in paying your HOA dues it is imperative that you contact the Board President or the Vice-president through the website to make payment arrangements. HOA dues were delinquent as of January 31, 2015. In addition to fines, penalties, and interest the board may place a lien on the property and will revoke privileges to the pool, tennis courts, clubhouse, and voting.

The board is aggressively pursuing legal remedies, including initiating a possible foreclosure, regarding delinquent dues with an emphasis on multiyear delinquencies. Our intent is not to foreclose, but to collect what is rightfully due to the community for its maintenance and upkeep.

Regardless of a resident's decision not to use the community amenities that came with a home when it was purchased in this community, it is a FACT that the amenities are a significant factor in all home values and real estate transactions within our subdivision. Delinquencies negatively impact the budget and also force ALL of the neighbors in good standing to compensate for their shortcomings, while the delinquent homeowner(s) reap the benefits of better home values.

Currently, of our 262 homes, we have 12 properties (<5%) that are delinquent for multiple years and owe over \$55,000 in dues and legal fees we have incurred to get them to pay. This is a significant amount that needs to be collected to help with the repairs and maintenance of our community amenities. To give you an idea, these 12 homes could essentially give us much of the funds needed for the pool project which is in desperate need of an estimated \$60,000 to \$80,000 re-plaster & renovation.

Please send your dues and any correspondence to the following address:

New Mark Brooking First Pool Association P.O. Box 10646 Kansas City, Missouri 64188-0646

**WELCOME AND THANK YOU TO ALL THE NEW RESIDENTS THAT
HAVE CHOSEN TO LIVE AND BE PART OF OUR BEAUTIFUL
COMMUNITY HERE AT NEW MARK.**

We encourage residents to review all of the information about our community on our website:

www.newmarkhoa.org

Please note that the work that has been done in our community by this board has been done on a volunteer basis. Board members have chosen to take time away from work, family, and many other valuable occasions for the benefit of our community as a whole. With that said, we ask for the homeowners support, appreciation, and in many instances patience.

Remember, board members do not have careers in governing home owners associations. What we do have though, is a team of resident volunteers that make decisions based on what they believe the majority of home owners would want if they were as fully informed as we are in situations. The goals of this board are to maintain and improve the appearance of our community grounds which in turn will help improve the quality of life in our community and maintain or increase the values of our homes. We are willing to assist you with valid concerns and are open to positive, productive, and solution based suggestions for improvement.

We encourage you to attend our board meetings held each month on the second Sunday at 7:00 pm at the clubhouse. Check the website or Facebook for any rescheduling.

Thanks you for your time and attention.

-New Mark Brooking First Pool Association Board Members