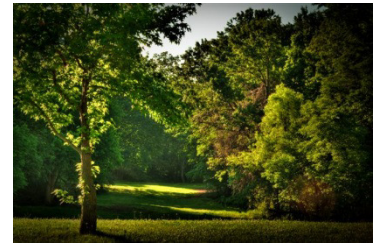


# New Mark First Pool Association



## 2015 Fall Newsletter

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### 2016 DUES NOTICE

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- ❖ **2016 HOA dues are \$350.00 and payment deadline is January 1<sup>st</sup>, 2016.**
- ❖ Account balance information has been included with the newsletter.
- ❖ See *Homeowners Association Dues* section in the newsletter for more information.

### Fall Announcements

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- ❖ **Annual Meeting** – This year’s annual meeting will be at 7pm on November 8<sup>th</sup>, 2015 in order to help improve attendance since many residents are busy with the holiday season in December. Topics for this year’s annual meeting will include elections for both Executive Board and Board of Direction positions, review of the 2016 proposed budget, and a discussion on the major issues facing the homeowner’s association. If anyone is interested in a position on either board please contact a current board member for more information.
- ❖ **Dues & Collections** – 2016 dues notices and account statements are included with this newsletter. The executive board is continuing its efforts to collect on delinquent dues and fees to bring all properties into good standing. The board encourages anyone who still owes past dues to contact the board to discuss their situation.
- ❖ **Clubhouse TV** – The executive board has purchased a new flat screen TV system for the upstairs of the club house. Usage of the TV system comes with the rental of the clubhouse. The TV can accept a large variety of different input devices (dvd, Blu-ray, laptop, etc), but those devices must be supplied by the renter. The board hopes this will increase the number of rentals each year and provide more options for those looking to rent the facilities.
- ❖ **New Pool Key Card System** – The pool key card system upgrade started this year and will be completed this fall. A new gate latch was installed prior to the start of the summer, and this fall a new card reader system will be installed as well. The board will also be replacing everyone’s key cards next summer to improve the reliability of our system. Please key your old key cards until next summer as each property will be required to turn in their old card to receive a new card at no charge. Those without an old card or lost card will be charged the standard replacement fee of \$25.00.
- ❖ **Communication** – The executive board continues to work on improving the communication between the board and neighborhood. The board now has a website and email system which are monitored and updated on a regular basis and will continued to be improved. There is also a neighborhood Facebook page which is another great tool to get to know some of your neighbors. The board is also looking at ways to better provide information to those that do not have access to the electronic information. The executive board feels that communication is a very important part of the HOA and will continue to build and improve upon the work that has been done so far.
- ❖ **Lifeguards** – Each year the HOA hires high school and college students from around the area to work as our life guards. We will send out more information about hiring next spring, and we encourage anyone that might be interested to earn their life guard certification this winter or spring.

## Executive Board Meetings

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Monthly board meetings are held on the 2<sup>nd</sup> Sunday of the Month at 7pm in the Executive Board office on the lower level of the clubhouse. Meeting postponements or cancelations will be posted on the website.

The annual board meeting will be held on the 2<sup>nd</sup> Sunday of November at 7pm in the Executive Board office on the lower level of the clubhouse. This meeting will include the elections for the executive board and board of directors along with approval of the budget for the upcoming year.

## Future Planning Topics

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The executive board and neighborhood have several major topics that will need to be discussed addressed in the upcoming months. Here is a brief summary of some of those topics:

- ❖ Pool Management – The executive board is currently researching options for managing the maintenance and operations of the pool for next summer. In past years the pool has been managed both by a third party company and by neighborhood volunteers. The pool requires a licensed pool operator and a large time commitment in order to get everything operational before the start of the summer, to keep the pool running through the summer, and to close and winterize at the end of the season. The board will be looking at various options considering affordability and reliability to determine the best option for next summer.
- ❖ Pool Renovations – The time is coming for a major renovation for our pool. The repair work done in 2014 seems to be doing well and should give several more years of use. However with nearly 25 years since the last major renovation the pool is due for some significant repairs. The plaster and tile lining needs to be completely removed and replaced along with some of the piping and other maintenance equipment. The executive board is working to obtain estimates for this work and determine a plan to pay for the cost of the renovations.
- ❖ Tennis Courts – Unfortunately the playing surfaces of the tennis courts have reached the end of their life cycle. Patch jobs have been done for several years but those patches are no longer working. The executive board will be looking into both short term and long term options for the tennis courts.
- ❖ Pond – Due to our pond being used as a storm water detention basin for the city the pond is now filling up rapidly with sediment. This is decreasing the size and depth of the pond and causing other issues with trying to maintain the water quality. The executive board will be looking into options to continue and improve the maintenance of the pond as well as researching options to address the sediment issues.

## Neighborhood Amenities

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The following amenities are owned and maintained by the HOA:

- Pool (Open Memorial Day to Labor Day)
- Tennis Courts
- Clubhouse (Available for rent by all homeowners)
- Pond
- Greenway (Woods & Grassland extending from the pond to 96<sup>th</sup> street)

# Homeowners Association Dues

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## General Information

- Yearly dues are \$350.00 and full payment deadline for dues is January 1<sup>st</sup> of each year.
- Payment shall be mailed to the accountant or P.O. Box address.
  - Please be sure to include the property address with you payment.
- Late fee will be charged starting February 1<sup>st</sup> of each year if payment is not received in full. Late fees are \$15.00 per month plus interest and will be added the first day of each month not paid.
- If you are unable to pay by the deadline please contact the HOA Board to discuss the situation and available options.

## Frequently Asked Questions

- The property owner is responsible for payment of the dues each year. Dues are not intended to be amenity usage fees but are required for all property owners to allow the HOA to maintain all of the property and amenities which are owned by the HOA and benefit the neighborhood.
- The HOA does not issue billing statements for the dues. All property owners are required to pay the amount of \$350.00 by January 1<sup>st</sup> of each year as noted in the homeowners associations covenants & restrictions.
- If a property is being rented it is still the responsibility of the property owner to pay the dues. If the property owner has not paid the dues the tenants will not be able to use the homeowners association's facilities until the payment has been made.
- If you are unsure of the status of your dues please contact the accountant's office.
- If you required a receipt for payment of your dues please contact the accountant's office.
- If a property is being sold then it is still the responsibility of the property owner on January 1<sup>st</sup> to pay the dues in full for the year. Typically the new buyer will then reimburse the seller a prorated amount to cover the dues for the remainder of the calendar year. These agreements are to be negotiated between the buyer and seller and not between the seller and homeowners association.
- It is the responsibility of the property owner to obtain and file the necessary paperwork and forms to release a lien once all dues and late fees have been paid in full. The board will sign any required documents indicated that the outstanding debt has been paid in full and will also provide any required receipts of payment. Any fees related to the filing to release the lien are the responsibility of the property owner as well.

# CONTACT INFORMATION

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Web Address:

[www.newmarkhoa.org](http://www.newmarkhoa.org)

The website is the board's official message board to keep residents updated on current information. Announcements are posted on a regular basis and additional information continues to be added.

Information including the budget, meeting minutes, financial statements, bylaws, and covenant & restrictions are all posted on the website.

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Email Addresses:

General Questions & Comments: [board@newmarkhoa.org](mailto:board@newmarkhoa.org)

Board of Directors: [directors@newmarkhoa.org](mailto:directors@newmarkhoa.org)

Club House Reservations: [clubhouse@newmarkhoa.org](mailto:clubhouse@newmarkhoa.org)

Website & Email Issues or Comments: [webmaster@newmarkhoa.org](mailto:webmaster@newmarkhoa.org)

Dues Statements & Property Documents: [accounting@newmarkhoa.org](mailto:accounting@newmarkhoa.org)

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Facebook Page:

<https://www.facebook.com/groups/1503140259919231>

This is the neighborhood Facebook page which is managed by several residents. This is a closed page and only residences are allowed access. If you are new and would like to join please send a request to join along with your address to the site administrator. All residents are allowed to post comments on the page and this has been a good tool to meet others in the neighborhood.

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Mailing Address:

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

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Accountant Address:

**S.K. Williams, CPA**

6505 N Prospect, Suite 300  
Gladstone, MO 64119

Email: [accounting@newmarkhoa.org](mailto:accounting@newmarkhoa.org)

Phone: 816-429-1040

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**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. Please also contact us through the board email and let us know you here so we can reach out to welcome you.

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.

Thank you for your time and attention.

**-New Mark Brooking First Pool Association Board Members**