

New Mark First Pool Association

2018 Fall Newsletter

2019 DUES NOTICE

- ❖ **2019 HOA dues are \$350.00 and the payment deadline is January 1st, 2019.**
- ❖ Account balance statements have been included with this newsletter for each property.
- ❖ See *Homeowners Association Dues* section in the newsletter for more information on dues.

SPECIAL ASSESSMENT UPDATE

- ❖ The first payment of \$300.00 was due Sept. 1, 2018. Thank you to all who have paid their assessment.
- ❖ Late fees of \$15 per month are being charged as of October 1, 2018. These are in ADDITION to any late fees on annual dues. The board will waive the first special assessment late fees if the balance due is paid in full by January 1, 2019.
- ❖ **The second installment of \$400.00 is due by May 1, 2019. If a property has any past due amount, they will NOT be eligible to have their 2019 pool key activated until the balance is paid in full.**

FALL ANNOUNCEMENTS

- ❖ Annual Meeting – This year's annual meeting will be at 7pm on December 9th, 2018 at the Club House. Topics for this year's annual meeting will include elections for open Executive Board and Board of Directors positions, review of the 2019 proposed budget, discussion of the pending renovation of the pool, and an open discussion on the 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 – Account statements are included with this newsletter. The executive board is continuing its efforts to collect delinquent dues and fees in order to bring all properties into good standing. If you are an owner of a property with delinquent dues and/or special assessment and have not yet communicated with the board, we strongly encourage you to reach out so we can discuss your specific situation. The board will be pursuing liens and other collection measures for those properties with delinquent accounts.
- ❖ Dues Payments – Please allow up to 3 to 4 weeks for payment processing when mailing a dues payment. The dues payment is credited based on the post mark date, so the time to process the payment will not count against the account. The mail is collected from our P.O. box, delivered to the accountant to be recorded, and then taken to the bank for deposit, which is the reason it does take some time for processing. If there is concern about whether a payment has been received please email the board and we can verify the status for you.
- ❖ Covenant & Bylaws Updates – The board has been discussing proposed updates to the Covenant and Bylaws during the past few months, including revisions to allow sheds, fences up to 6ft in height, and better clarification of the requirements and guidelines for special meetings and voting. The board has also been in contact with Michael Keleher of Keleher & Eastman to review these changes. Upon his initial review the recommendation was made to consider voting on a restatement of the Covenants in place of individual amendments. The board is currently reviewing this option and will provide more information once a decision has been made as to which direction to pursue. However, this will a delay on vote for any changes to the Covenant until the first half of 2019. The board recognizes that many residents are in favor of making these changes, however the board has the responsibility to make sure these changes are properly voted on and recorded, and that process is taking more time than originally anticipated. Updates will continue to be provided during the monthly meetings.



- ❖ Special Assessment – The collection of the special assessment is ongoing, with approximately 70% of the first assessment that was due in September being collected at this time. The second assessment of \$400 will be due May 1st, 2019. If you have any questions or concerns about the status of your payment please contact the board. The board will be voting this spring to finalize a contract for the first phase of the pool renovation, which will include replacing the pool plaster lining, waterline tile, concrete edge coping, and the skimmers. This is the largest portion of the renovations and the most critical work to be completed. The board is currently considering several bids, with the goal to have the work on the pool completed next fall during the off season. Updates on the process will continue to be provided during the monthly meetings.
- ❖ Pond – The board is aware of the many issues with the state of the pond. The last of the working aerators has quit functioning, and the board is planning to look at options this winter for adding one or two new aerators depending on the cost and budget. The board continues to work with Blue Valley Laborites on the chemical treatments of the ponding. The biggest and most challenging issue continues to be the build-up of sediment in the pond. Estimates to address this in the past have indicated a very high cost, to which the board continues to look for a solution.
- ❖ Club House – The club house continues to be available for rentals. The rental rate has been reduced to \$50 this year which has received very positive feedback. Please send an email to clubhouse@newmarkhoa.org for more information or to make a reservation.
- ❖ Communication – The board has a website and email system which are monitored and updated on a regular basis and will continue to be improved. There is also a neighborhood Facebook page which is another great tool to get to know some of your neighbors. The executive board feels that communication is an important part of the HOA and will continue to build and improve upon the work that has been done. Please note that all of the board members are volunteers doing this work in their spare time, so while every effort is made to respond to communications as soon as possible, sometimes it may take longer for a response.

CONTACT INFORMATION

Web Address:

www.newmarkhoa.org

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

Email Addresses:

General Questions & Comments:

board@newmarkhoa.org

Board of Directors:

directors@newmarkhoa.org

Club House Reservations:

clubhouse@newmarkhoa.org

Website & Email Issues or Comments:

webmaster@newmarkhoa.org

Phone Message Number: 816-734-2552

The board has set up phone message system for residents to call and leave messages. The messages are sent to the board for review and the board will do their best to respond to all calls as soon as possible.

Facebook Page:

<https://www.facebook.com/groups/1503140259919231> or search for New Mark Brookings First Pool Association Residential page

This is the neighborhood Facebook page which is managed by several residents. This is a closed page and only residents 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.

Mailing Address:

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

Please mail all dues or special assessment payments to this address.



Executive Board Meetings

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

Member Name	Service Term	Contact Email
Mike Thomas	2017-2018	president@newmarkhoa.org
Brian Bonebrake	2018-2019	vicepresident@newmarkhoa.org
Tom O'Donnell	2018-2019	secretary@newmarkhoa.org
Quinn Gregg	2018-2019	treasurer@newmarkhoa.org
Pamela Smith	2018-2019	board@newmarkhoa.org
Paul Hinson	2017-2018	board@newmarkhoa.org
Norma Sollman	2017-2018	board@newmarkhoa.org
Gwen Conroy	2018-2019	board@newmarkhoa.org
Patti Kantzar	2018-2019	board@newmarkhoa.org
Debbie Mitchell	2018-2019	board@newmarkhoa.org

Board of Directors	Service Term
Chris Mahan	2018-2019
Desiree Brown	2018-2019
Steve Nechvatal	2017-2018

Homeowners Association Dues

Dues - General Information

- Yearly dues are \$350.00 and full payment deadline for dues is January 1st of each year.
- Payment shall be mailed to the HOA P.O. Box address (see contact information section).
 - Please be sure to include the property address with your payment.
- Late fee will be charged starting February 1st of each year if payment is not received in full. Late fees are \$15.00 per month 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 Executive Board to discuss the situation and available options.
- The board will accept credit or debit card payments made via PayPal to the HOA through our website. There is a fee of \$12.00 in addition to the dues owed to cover the additional cost of providing this service. Late fees and the special assessment can also be paid through the website.



Dues - 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.
 - 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 homeowner's association facilities until the payment has been made.
 - If you are unsure of the status of your dues please contact the board.
 - If you required a receipt for payment of your dues please contact the board.
 - If a property is being sold then it is still the responsibility of the property owner on January 1st 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 homeowner's association.
 - If there is a lien on the property for delinquent dues and those dues have been paid in full please contact the board so the lien release process can be completed in a timely manner.
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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 are here so we can reach out to welcome you.

If you have not attended a board meeting we encourage everyone to try and make it out a least once or twice a year. These meetings provide valuable updates on the status of the HOA and input from residents is also welcome during each meeting.

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 homeowner's support, appreciation, and in many instances patience.

Remember, board members do not have careers in governing homeowner's 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.

Thank you for your time and attention!

-New Mark First Pool Association Board Members

