

New Mark First Pool Association

2018 Spring Newsletter

2018 SPECIAL ASSESSMENT NOTICE

- ❖ **The 2018 special assessment is \$300.00 and the payment deadline is September 1st, 2018.**
- ❖ Account balance statements have been included with this newsletter for each property.
- ❖ Please see the *Special Assessment* section in this newsletter for more information on dues.

Spring Announcements

- ❖ **Pool Management** – Our contract with Northland Pools, Inc. will continue again this year for full operation and staffing of life guards for the pool. NPI will be handling all maintenance and operations of the pool including opening in the spring and closing in the fall. They will be providing one life guard during all pool hours this year (including weekends), with the option to call in a second guard when needed. Pool hours will be the same as in years past, 11am – 9pm, 7 days a week (weather permitting) until school starts in August. School hours will be 4pm – 8pm during the school week and normal hours on weekends through the Monday of Labor Day. Anyone interested in being a life guard this summer should contact the board or NPI for more information.
- ❖ **Smoking at the Pool** – The board has approved a change to the pool rules regarding smoking effective this summer. Smoking will no longer be allowed anywhere within pool area, including the lower patio and within 25ft of the pool entrance. This rule applies to all forms of smoking products, including but not limited to cigarettes, cigars, pipes, e-cigarettes or any other type of vaping product
- ❖ **Pool Party Policy** – The board has adopted a new pool party policy for the summer of 2018. Please refer to the *Pool Party Policy* section in this newsletter for more information. The board will review the policy at the conclusion of the summer season to determine whether to continue this policy in the future.
- ❖ **Key Card Activation** – In order to use the pool your property must be in good standing with the HOA. Key card activation dates are listed below, you must present your key card to receive a new sticker otherwise you will be charged the \$25.00 replacement fee. If you recently purchased a home in the neighborhood and the previous owner did not leave the pool card please bring a copy of your purchase agreement and you will be issued a new card at no charge. Key card activate dates are listed below;

Saturday, May 19 th - 10 am – 12 pm	Tuesday, May 22 nd - 6:30 pm – 8 pm
Thursday, May 24 th - 6:30 pm – 8 pm	Saturday, May 26 th - 10 am – 12 pm
Monday, May 27 th - 2 pm – 2 pm	Thursday, May 31 st - 6:30 pm – 8 pm

 - Key card activation will be held in the office in the lower level of the club house. Only board members will be able to issue key cards, and life guards will not be able to issue cards. If you are unable to make the times above please contact the board to set up a time to active your card.
 - In order to receive an activated key card an association member must not have any outstanding balances. The board has a PayPal account for immediate credit card payments for dues, late fee, or card replacement fees during the times noted above. If you have a balance and plan to pay with a check you will be required to wait for the check to clear before having the key card activated.



- ❖ **Swim Team** – The board has renewed our agreement with the New Mark Swim Team to use the pool for practice during the week from 7am-10:30am before regular pool hours. They will also be using the pool for one evening in July for their end of season picnic.
- ❖ **Lawn Care** – The board voted to continue to contract with All Season Lawn and Landscaping to provide the grounds keeping and mowing around the clubhouse and the greenway for 2018.
- ❖ **2018 Dues** – 2018 dues of \$350.00 were due on January 1st, 2018. Any properties with outstanding balances should have received a statement in March indicated the balance due. If there are any questions about an outstanding balance please contact the board to discuss.
- ❖ **Tree clean up** – Just a reminder to please take time to clean up the tree debris (including leaves and the wonderful “gumballs”) around and along the curb of your property. Debris that is not cleaned up can clog the storm water drains or end up in the pond. The city provides a free disposal area for yard debris and branches at Cookingham and N. Main Street.
- ❖ **Garage Sale** – The neighborhood garage sale is currently planned for May 18th and 19th. Some signs will be posted about a week before the sale, and anyone interested in holding a sale is encouraged to participate. Several other neighborhoods are planning sales on those days as well so there should be plenty of sales traffic on those days. Moving forward we have reached an agreement with Willow Farms and Willow Brooke to hold neighborhood sales the first weekend after Mother’s Day in May and the first weekend after Labor Day in September each year. This should make planning easier for our residents.
- ❖ **Kansas City 311** – If you haven’t already, the board recommends everyone becomes familiar with the City of Kansas City 311 service. 311 is the residents’ connection for City services and information. Contact 311 to report a problem, request a service, or ask a question about a city service.
 - www.kcmo.org/311 Dial 311 or 816-513-1313
- ❖ **Spring Clean Up** – There will be a spring cleanup day for the pool & club house on Saturday, May 12th starting at 9am. We will be working on getting the pool and surrounding areas cleaned up and other beautification projects for the summer season. We are also looking for some help with planting the landscaping in the planters around the pool. Any and all help from the residents that day would be greatly appreciated.
- ❖ **Club house rentals** – The board has voted to temporarily reduce the cost to rent the club house from \$80.00 to \$50.00 in an effort to encourage more use of the club house. This change will be in effect until the annual meeting in November, at which time the board will review the club house usage for the year and determine whether to make the change in rental cost permanent. Please send an email to clubhouse@newmarkhoa.org for more information or to make a reservation.
- ❖ **May Board Meeting** – Due to Mother’s Day being on the second Sunday in May the board has moved the May board meeting to Sunday, May 6th, 7pm at the club house.
- ❖ **Board Meeting** – The board encourages anyone who has not attended a board meeting to stop by during a meeting this summer. The meeting is a good opportunity to get updates on what is going on in our neighborhood, and an open forum is held during each meeting for any resident to bring questions or other topics to the board for discussion. We enjoy meeting with our neighbors and your input is always appreciated.



2018/2019 SPECIAL ASSESSMENT

Purpose - The purpose of this assessment is to raise funds required to repair and renovate the main pool and baby pool areas. The last major renovation of the pool (and assessment) was done in the 1980s. These renovations are needed so the pool can continue to be maintained and meet code required operating standards.

Special Meeting - A special meeting was called in February, during which a vote was taken by all members in good standing that were present at the meeting. The special assessment was approved with 72 “Yes” votes and 27 “No” votes.

Schedule & Payments -

- 1st Payment Due – \$300.00 by September 1st, 2018 (late fee applies after October 1st, 2018)
- 2nd Payment Due – \$400.00 by May 1st, 2019 (late fee applies after June 1st, 2019)
- Pool Renovation Work – Fall of 2019 or Spring of 2020, completed for the Summer 2020 pool season
- This plan assumes the pool is able to operate another 2 years without major repair work. If something comes up that requires major repairs during the next 2 years the summer pool schedule may be affected.
- The same late fee policy of \$15.00 per month late for annual dues will apply to the assessment as well.

Bids – Preliminary bids were requested from multiple companies. To date the board has received bids from Mid America Pool Renovation, Schilling Plaster, and Northland Pools. A fourth bid is pending as well. The board has not signed any contracts at this point and will continue to accept bids. Currently the board is looking to finalize an agreement this fall with one of these companies. The bids will be reviewed, compared, and discussed during the monthly board meetings.

Expense Budget & Proposed Work

▪ Resurfacing - Main Pool -	\$96,000	▪ Replace skimmers – Both pools	\$16,000
▪ Waterline Tile – Both pools	\$15,000	▪ Umbrellas & Chairs	\$3,000
▪ Perimeter Coping – Both pools	\$33,000	▪ Additional Costs & Buffer	\$19,000
		Total Budget -	\$182,000

Accountability - A separate bank account has been set up by the board to manage the money collected from the assessment. All assessment payments that are collected will be placed into this account and kept separate from the main operating account. All expenses paid with the funds from this account will be tracked separately and will only be only used for pool improvements.

Updates - Monthly updates on income and expense for the assessment will be provided during the board meetings and as part of the published minutes. Updates will also be provided in the spring and fall newsletters. The board is not taking this decision lightly and understands that this money is not a small expense for each property owner. The board has taken the measures they feel are appropriate to limit the impact to each property owner as much as possible. We understand that not everyone will agree with this, but please note it has been taken into consideration.

Any excess funds that are left after all work has been completed will either be used for additional improvements for the pool area or will be placed into a fund to cover future repair costs for the pool equipment (pumps, filters, etc). The board will present and vote on any additional expenditures that are not part of the budget presented here.

The board encourages feedback from everyone in the neighborhood and will do our best to respond as much as possible. We just request that everyone is respectful and understanding of varying opinions. The board understands that not everyone chooses to use the pool. However, as a homeowner in this neighborhood everyone owns a stake in all of the HOA amenities, and as part of that all owners are responsible to share in the cost to maintain the HOA amenities, regardless of whether you choose to use those amenities or not.



2018 Pool Party Policy

The board has decided to adopt the following trial pool party policy for the Summer of 2018. This policy will be reviewed by the board at the end of the summer to determine if the policy will be continued in the future.

1. Residents must be in good standing with the HOA to reserve a party.
2. Reservations must be made at least 1 week in advance of the date of party.
3. Residents must reserve the club house during the party and pay the \$50.00 club house reservation fee.
4. The party will be given reserved use of the lower patio area as well as full access to the club house. Tables in the main deck area cannot be reserved and will remain available to anyone using the pool on a first come basis.
5. Maximum of 12 people (including residents) from the party may be in the pool water at any time.
6. Any and all instructions from the life guards must be followed at all times.
7. All pool and club house policies must be followed (with the following exception):
 1. Due to safety concerns, ALCOHOL WILL NOT BE ALLOWED in conjunction with a pool party, even if kept in the clubhouse.
8. Failure to comply with any of these rules will result in consequences and/or early termination of the party, up to suspension of all HOA privileges.
9. The Executive Board reserves the right to amend or modify this policy at any time.

Please send an email to clubhouse@newmarkhoa.org to make a reservation or for more information (please do not email the board for club house rentals). Also, please read and sign the Club House Rental Agreement prior to making a reservation.



CONTACT INFORMATION

Web Address:

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.

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

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 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. All residents are allowed to post comments on the page and this has been a good tool to meet others in the neighborhood and share information.

Mailing Address:

New Mark First Pool Association

P.O. Box 10646

Kansas City, Missouri 64188-0646

Please mail all dues payments to this address.

Phone 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.



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 Kanatzar	2018-2019	board@newmarkhoa.org
Debbie Mitchell	2018-2019	board@newmarkhoa.org

Board of Directors	Service Term
Open	2018-2019
Open	2018-2019
Steve Nechvatal	2017-2018

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 at 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**



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