

Bel-Air Heights Homeowners Association Annual Meeting



June 27, 2017

Agenda

- Welcome
- Introduction of the Board
- City and County Representatives
 - Jason Osterhaus, Johnson County Commissioner
 - Paul Lyons, Overland Park City Council Member
 - Curt Skoog, Overland Park City Council Member
- Minutes June 21, 2016 Annual Meeting - Vote
- Board Nominations and Elections - Vote
- Committee Reports / Upcoming Events
- Prize Drawing



Welcome and Introductions

Board of Directors

Officers

- President – Rick Jarrold
- Vice President – Terry Lodge
- Treasurer – Vacant
- Secretary – Jakob Waterborg

Members at Large

- Mathew Akers
- Doug Brown
- Andrew Lyman
- Carol Wagner
- Open



Elected Representatives

Johnson County Commissioner

Jason Osterhaus



City Councilmen

Paul Lyons

Curt Skoog



HOA Board of Directors

- Manage HOA & Finances
- Elected annually by Members
- Monthly Meetings
- One Year Terms
- Oversee Issues of importance to Members
- Act on Behalf of HOA



Current Board of Directors

Officers

- President – Rick Jarrold
- Vice President – Terry Lodge
- Treasurer – Vacant
- Secretary – Jakob Waterborg

Members at Large

- Mathew Akers
- Doug Brown
- Andrew Lyman
- Carol Wagner
- Vacant



HOA BOARD of Directors Nominations and Elections

- Existing Board Members
- Additional Nominations from Floor
- Vote: Officers
- Vote: At Large Members



Committees and Project Reports

- Financial Report
- Trash Program
- End Cap Report
- Welcome & Social Committee
- Neighborhood Watch
- Neighborhood Executive Committee
- HOA Website
Belairheightsop.net



Treasurer's Financial Report

- Interim Treasurer Duties (Rick Jarrold and Jakob Waterborg)
- Treasurer Responsible for Overseeing HOA Finances
- Monthly Financial Report to Board
- Annual Report to Membership



Treasurer's Report 2016-2017

General Fund Report, 2016-2017

Income: \$	62,455.00	HOA dues
	\$ 1,067.75	transfer & late fees, interest
Subtotal: \$	63,522.75	Total income
Expenses: \$	55,761.35	Deffenbaugh trash services
	\$ 2,345.42	Landscaping
	\$ 1,992.69	Office, mailing, events
	\$ 916.00	Insurance
	\$ 478.30	Website
Subtotal: \$	61,493.76	Total expenses
	\$ 2,028.99	Net surplus/(deficit)

EndCap Fund Report

Start balance: \$	6,372.19
Income: \$	720.00
Expenses: \$	(3,952.20)
End balance: \$	3,139.99

Social Fund Report

Start balance: \$	847.23
Income: \$	718.00
Expenses: \$	(547.57)
End balance: \$	1,017.66



Annual Dues - \$185 per household

- Weekly Trash, Recycling, Yard Waste
- Trash Contract Escalates 3% Annually
- Dues Increases limited by Bylaws
- Anticipating \$190 Annual Dues Next Year



Endcap Sign Project

- Bel Air Heights Signs
- Rolling Hills Markers
- Remaining Issues



Endcap Sign Project

- Bel Air Heights Signs
- Rolling Hills Markers
- Remaining Issues



Endcap Landscape Maintenance



Bel-Air Heights HOA Web Site

www.BelAirHeightsop.net

Your source for information on the HOA

**Please Contact the HOA Secretary with
comments and suggestions at:**

BelAirHeightsHOA@gmail.com



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Email: BelAirHeightsHOA@gmail.com



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Welcome to the Bel-Air Heights website

The Bel-Air Heights HOA (Home Owners Association) welcomes you to our website.



This site is a resource for you as a member of our association.
It is offered as help to you as a new home owner in our neighborhood.
It is a contact forum for Board Members who can be contacted for help.
It offers information for those who are thinking about purchasing their home in our neighborhood.

2017 HOA Annual Membership Meeting

Tuesday, June 27, 2017 at 7 pm in Bethany Lutheran Church

Presentations & Report of the 2016 HOA Annual Membership Meeting of June 21, 2016.

Saturday April 22: Spring Recycling EXTRAVAGANZA 8:00 am - 2:00 pm
11401 Lamar Avenue, Overland Park (Black & Veatch)



Wednesday, June 14 - Saturday, June 17

**BEL-AIR HEIGHTS Neighborhood
GARAGE SALE**

NOW 3 MAJOR DEVELOPMENTS NEARBY:

The **Gateway Plaza makeover**: a \$97M plan (2/2/2016): Overland Park public hearing on **March 16**.

The Prairie Village moves on **Meadowbrook** (Business Journal, May 23, 2016).

May 25, 2016: Developers take second crack at **Metcalf South** site with \$80M retail plan: **KC Business Journal**; Planning Commission approves on **July 11**.

website:

www.BelAirHeightsOP.net



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- **Trash service**
- **Frequently Asked FAQs**

Email: BelAirHeightsHOA@gmail.com



ph: 1-800-631-3301
913-631-3300



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The HOA TRASH CONTRACT: Useful Information

Question: *How is Trash collected in Bel-Air Heights?*

Answer: The HOA offers to residences of the Bel-Air Heights and Rolling Hills neighborhood as part of its HOA dues trash collection services at a very favorable rate.

As a result, almost every residence in the neighborhood is a member of the HOA.

A few home owners elect private contracts costing from \$270 to \$360+ per year.

The HOA re-bid the trash contract with **Deffenbaugh**, now **Waste Management**, for 2016.

The Board negotiated and signed a new 5-year Trash Disposal Service contract per April 2016 that has allowed a 10% reduction in the **HOA dues to \$180 per year** per April 1, 2016.

The 3% contractual increase resulted in **2017-2018 HOA dues of \$185 per year**.

Question: *What Trash Disposal Services are included?*

Answer:

- Weekly service on **Tuesday morning** during all 12 months of the year; (For holiday schedule, see [Deffenbaugh website](#))
- **Trash** pickup in Deffenbaugh green carts (65 gal standard) (no loose bags allowed);
- **Recycling** pickup of allowed materials in Deffenbaugh green cart with yellow top;
- **Yard waste** pickup in paper bags or bundled (or containers labeled 'Yard Waste').

Please, place your trash carts **at the curb** and **space them apart** so that the automatic truck arms can pick them up without the need for drivers to exit their truck.

- Quarterly "One Bulky Item" pickup (for details and dates: see below)

Question: *Who do I contact if my trash is not collected?*

Answer:

Phone **913-631-3300** and provide your address.

OR: email customerservice@deffenbaughinc.com

Note that you can NOT use the 'www.WM.com' site because as a resident who has the trash service through the HOA, you do not have a "WM ezipay account number".

Question: *When may I place trash carts at the curb? When must I remove empty trash carts?*

Answer: **Overland Park City Ordinance** specifies the time that trash containers may be at the curb.

7.36.180 **Solid Waste and Recycling Containers.**

- C. No Owner or occupant of any Dwelling Unit with individual Solid Waste and recycling service shall place any Solid Waste (including bundles of Yard Waste), Recyclables or Solid Waste or Recycling Containers in front of the front building setback or existing building line or in the public right-of-way more than 24 hours in advance of the scheduled Collection.
- G. All Solid Waste and Recycling Containers, whether or not containing Solid Waste or Recyclables, shall, at all times other than when placed out for Collection within the allowable Collection time period, be screened from view from any public right-of-way or adjoining property and located behind the existing building line.

Thus: place carts at the curb **within 24 hrs** of scheduled pickup;

And: remove carts from the curb **within 24 hrs** after the trash has been collected, *and place them out-of-sight* behind the building line.

Question: *When is the "One BULKY ITEM" pickup? What will be collected? What is unacceptable?*

Answer:

One bulky item is picked up on: Tu **March 21**; **Tu June 20**; Tu **September 19**; Tu **December 19**, 2017. (Pickup is done by a separate, rear-load truck.)

Welcome Committee

Social Committee

**Overland Park Neighborhood
Executive Committee**

Volunteer Opportunities



Prize Drawing!

Thank you to local merchants
that contributed!

