

Bel-Air Heights Homeowners Association Annual Meeting



June 19, 2018

Agenda

- Welcome
- Introduction of the Board
- City and County Representatives
 - Paul Lyons, Overland Park City Council
 - Jeff Stewart, Johnson County Parks & Recreation
- Minutes June 27, 2017 Annual Meeting - Vote
- Board Nominations and Elections - Vote
- Annual Dues and Discount For 2019 - Vote
- Committee Reports / Upcoming Events
- Prize Drawing



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



City Councilmen

Paul Lyons



Jeff Stewart

Deputy Director, Johnson
County Parks and Recreation



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



HOA BOARD of Directors Nominations and Elections

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



Board of Directors Nominations

Officers

- President – Terry Lodge
- Vice President – Doug Brown
- Treasurer – Mike Wirtz
- Secretary – Jakob Waterborg

Members at Large

- Mathew Akers
- Mark Hansen
- Rick Jarrold
- Carol Wagner
- Open



General Fund Report, 2017-2018

Income:	\$ 64,837.55	HOA dues
	\$ 1,937.73	transfer & late fees, interest

Subtotal:	\$ 66,775.28	Total income
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Expenses:	\$ 57,759.60	Deffenbaugh trash services
	\$ 633.09	Landscaping
	\$ 2,300.62	Office, mailing, events
	\$ 716.00	Insurance
	\$ 177.97	Website

Subtotal:	\$ 61,587.28	Total expenses
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	\$ 5,188.00	Net surplus/(deficit)
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Treasurer's Report 2017-2018

As of March 31, 2018

EndCap Fund Report

Start balance:	\$	3,139.99
Income:	\$	840.00
Expenses:	\$	(1,266.65)

End balance:	\$	2,713.34
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Social Fund Report

Start balance:	\$	1,017.66
Income:	\$	655.25
Expenses:	\$	(558.53)

End balance:	\$	1,114.38
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Annual Dues (2017/2018) \$190 per household

- Weekly Trash, Recycling, Yard Waste
- Quarterly Large Item Pick-up
- Year 3 of a 5 year contract with Waste Management (Deffenbaugh)



Dues 2018/2019 (Effective March 2019)

- Trash Contract Increase April 2019
- Recommended Annual Dues: \$200 (5.2%)
- Discount (\$5) for payment within 30 days
(*\$195 if Received By April 1, 2019*)
- Continue PayPal Option
(Add \$5 processing fee)



Reports and Activities

- Welcome & Social Committee
- Neighborhood Garage Sale
- HOA Website
Belairheightsop.net

Bel-Air Heights
Home Owners Association

Home | Calendar | Contacts | Resources | Information | HOA Board | Committees | Trash FAQs

Home

- HOA map
- Mission Statements
- Calendar
- Contacts
- Resources
- Information
- HOA Board
- Committees
- Trash service & FAQs

CERT list for neighborhood

HOA dues information
for Realtors and Title Companies
Email: Walterborg2@umkc.edu or:
Email: BelAirheightsHOA@gmail.com

SUGGESTIONS

BEL AIR HEIGHTS & ROLLING HILLS
HOMES ASSOCIATION

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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.

Pay your Late (after April 30)
2018 HOA dues On-Line:
click **PayPal**
(\$ 190.00 + \$ 5.00 convenience fee
+ \$ 10.00 Late Fee (after April 30))

OR: mail your \$200 check (dues \$190 + \$10 Late Fee)

Public Input Meeting
by Lane 4
on proposals for
the North-East corner of 95th Street and Metcalf
(the K-mart corner)
on Monday, June 4 at 7 pm
in Indian Woods Middle School:
presentation followed by Questions & Answers.

Annual HOA Meeting
Tuesday June 19, 2018 at 7:00 pm
at Bethany Lutheran Church
on the corner of Lamar, Outlook Dr and 91st Street
Read the **Agenda**
Draft **Minutes**: 2017 Annual HOA Meeting

Neighborhood Garage Sale
Wed June 20, 2018
FAQ

Traffic Study on Outlook Drive: speeding ?
Apparently, speeding is **NOT** a serious problem !
Read the **Results** (pdf file)

Reports, Activities, Reminders

- Volunteer Opportunities
Sign up sheets

- City Ordinance on Trash
Containers

<https://belairheightsop.net/Trash.html>

- Traffic Survey Report

https://belairheightsop.net/documents/BAH_TrafficStudy_2017.pdf



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



Prize Drawing!

Thank you to local merchants
that contributed!



[Home](#)[Calendar](#)[Contacts](#)[Resources](#)[Information](#)[HOA Board](#)[Committees](#)[Trash FAQs](#)

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- HOA map
- Mission Statements

[Calendar](#)[Contacts](#)[Resources](#)[Information](#)[HOA Board](#)[Committees](#)[Trash service & FAQs](#)[CERT list for neighborhood](#)

HOA dues information

for Realtors and Title Companies

Email: Watersborg@umko.edu or

Email: BelAirHeightsHOA@gmail.com



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[Draft Minutes](#): 2017 Annual HOA Meeting

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Wed June 20

[FAQ](#)



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[Home](#)[Calendar](#)[Contacts](#)[Resources](#)[Information](#)[HOA Board](#)[Committees](#)

- **Trash service**

- **Frequently Asked FAQs**

Email: BelAirHeightsHOA@gmail.com



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



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 automated 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 canNOT use the 'www.WM.com' site because as a resident who has the trash service through the HOA, you do not have a "WM ezpay 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.

Endcap Sign Project

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



Endcap Landscape Maintenance

