

# Bel-Air Heights-Rolling Hills Homeowner's Association

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**Bel-Air Heights**

**Annual Meeting**

**June 23, 2015 - 7 PM**

**Bethany Lutheran Church**

[www.belairheightsop.net](http://www.belairheightsop.net)

# Bel-Air Heights-Rolling Hills Homeowner's Association

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- Tonight's Agenda
  - Welcome
  - Introduction of the Board
  - Guest of Honor
  - Approval of 6/24/14 Annual Minutes
  - Approval of 2015 HOA Bylaw revisions
  - Board Elections
  - Committee Reports / Upcoming Events
  - Webmaster's Report
  - Prize Drawing / Distribution of Directories

# Welcome and Introductions

## Board of Directors

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- President, Doug Brown
- Vice-President, Open
- Treasurer, Heidi Peterman
- Secretary, Joanne Brown
- Members at Large
  - Rick Jarrold
  - Jon Meinke
  - Carol Wagner
  - Jakob Waterborg

# Bel-Air Heights-Rolling Hills Homeowner's Association

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## Welcome Paul Lyons

President, Overland Park City Council

- Remarks
- Questions and Answers

# **Bel-Air Heights-Rolling Hills Homeowner's Association**

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## **Approval**

**Minutes of Annual Meeting**

**Held June 24, 2014**

# Bel-Air Heights-Rolling Hills Homeowner's Association

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## Revision of Bel-Air Heights HOA By-Laws

- Thanks to By-Laws Committee
- Many weeks of work and meetings
- Important for future of BAH

# Bel-Air Heights-Rolling Hills Homeowner's Association

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## Key Highlights of By-Law Revisions

- Compliance with Kansas Statute #58-4601-4623
  - Governing Homes Associations in Kansas
- Make up and succession planning for the Board
- Payment of assessments and dues
  - Enforcement
- By-Laws available on Bel-Air Heights Website
- Vote for Approval

# Bel-Air Heights-Rolling Hills Homeowner's Association

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HOA Board  
Nominations / Elections



# Currently Filled Positions

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- President, Doug Brown
- Treasurer, Heidi Peterman
- Secretary, Joanne Brown
- Members at Large
  - Rick Jarrold
  - Jon Meinke
  - Carol Wagner
  - Jakob Waterborg

Additional nominations?

Re-elect current Directors?

# Open Position for 2016

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- Vice-President
  - Nominations from mail-in ballots?
  - Nominations from the floor
  - Please complete your ballot for collection
  - Election



# Election Results

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- Any election results not finalized tonight will be posted on the Bel-Air Heights website
  - Go to [www.BelAirHeightsOP.net](http://www.BelAirHeightsOP.net)
- Thanks to everyone for participating in this important process

# Bel-Air Heights-Rolling Hills Homeowner's Association

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## Committee Reports

Your HOA has several standing committees which actively seek to increase our community spirit, maintain safety for our residents, efficiently manage our finances, and beautify our subdivision entrances.

These committees are always looking to include more members of the HOA. Look for their contact information on the BAH website....

[www.BelAirHeightsOP.net](http://www.BelAirHeightsOP.net)

# Bel-Air Heights-Rolling Hills Homeowner's Association

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## Welcome & Social Committees

- Welcome packets and baskets for all new residents
- Street Meet BBQ October 2014
- Pancake Breakfast February 2015
- Game Night June 2015
- Neighborhood Garage Sale

Let's hear from the Committees:

# Street Meet October 2014



# Street Meet October 2014



# Pancake Breakfast February 2015







# Pancake Breakfast February 2015





# Game Night June 2015





# Game Night June 2015



# Game Night June 2015





# Bel-Air Heights Garage Sale

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Wednesday, June 17th – Sunday, June 21<sup>st</sup>

“One persons junk is another one’s treasure”

Hope everyone made a profit!





# Neighborhood Watch Committee

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- Recently formed after many attempts
- Met with Board in May 2015
- Committee has developed a mission statement
- Safety tip of the month on website
- Your participation and ideas are welcome
- Contact information available on the BAH website
  - [www.BelAirHeightsOP.net](http://www.BelAirHeightsOP.net)



# Finance Committee

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- Manage collection of dues and assessments
  - Mailing of annual dues invoices
  - Follow-up on delayed accounts
- Pay all HOA expenses in a timely manner
  - DDS Trash & Recycling
  - Oversee HOA Committee expenditures
  - Landscape maintenance of End Caps



# Treasurer's Report 2015

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Fiscal year April 2014 – March 2015

## Operating Statement

Income:	\$67,959
Expenses:	
Trash	(\$70,782)
Office	(\$1,070)
Legal/Insur.	(\$1,612)
Landscape	<u>(\$1,199)</u>
Total Expenses:	(\$74,663)
Surplus / (Deficit)	(\$6,704)





# Treasurer's Report 2015

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## Notes on the Operating Statement

- \$675 for legal counsel on By-Laws = 1x expense
- \$937 for liability insurance for HOA Board
- \$1199 for landscape incl. end cap preparation
- Office expense includes all:
  - Printing
  - Postage
  - Paper



# Treasurer's Report

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## Statement of Accounts

Beginning Balance:	\$24,979
Plus Income	\$67,959
Minus Expenses	<u>(\$74,663)</u>
Current Balance:	\$18,275



# Trash / Recycling Contract Renewal

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- Rick Jarrold taking the lead on this project
- BAH going “Out to Bid” in January 2016
- Preliminary contacts with potential vendors made
- New contract to begin in April 2016
- Anticipate savings vs. previous years
- No reduction in level of service



# End Cap Sign Project

Thanks to the many members of the HOA who helped on this project. Also thank you for the many positive comments regarding the new signs. As you can see below, it was time for the old signs to go!





# End Cap Sign Project

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- Work began in 2013
- 3 new signs currently in place
  - 91<sup>st</sup> & Somerset, 2 signs at 95<sup>th</sup> & Somerset
- Last 3 signs in production
  - 95<sup>th</sup> and Outlook, 2 signs at 92<sup>nd</sup> and Nall
- Anticipate completion Summer 2015
- Rolling Hills Monuments under consideration



# End Cap Monuments





# End Cap Financial Report

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## Revenue:

Assessments	\$38,000
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## Expenses:

Stone work	(\$13,800)
------------	------------

Signs	(\$20,240)
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Landscaping	(\$2000)
-------------	----------

R.H. Monuments	<u>*(<math>\\$2000</math>)</u>
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Est. Total	\$38,040
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\*Estimate for re-pointing of brick columns

# Beautification Committee



- Natural by-product of the End Cap Sign Committee

## Purpose:

- Assist in the beautification and maintenance of the landscapes surrounding the end cap signs
  - Planting, pruning, mulching, and general upkeep
- Thanks to some members of the Garden Club for donating their expertise, plants/bulbs, and labor
- Looking for additional HOA members as “many hands make for light work”
- Additional information to be posted on *[www.BelAirHeightsOP.net](http://www.BelAirHeightsOP.net)*





# Upcoming Events

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## DDS Heavy Haul Trash Pick-up

Saturday October 3<sup>rd</sup> at 7:00am

- For “Pick-up details & restrictions”, see:
  - [www.BelAirHeightsOP.net](http://www.BelAirHeightsOP.net)
  - [www.OPkansas.org](http://www.OPkansas.org)





# Upcoming Events

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## 2<sup>nd</sup> Annual BAH Street Meet

Visit with old friends...and make new ones

Greet our new neighbors

Food...Beverages...Games...Raffles

Date: late September / early October 2015

Location: To be determined





# BAH Webmaster's Report

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The Board wants to thank Jakob Waterborg for the complete overhaul and revitalization of the Bel-Air Heights website. Having begun his work just a little over a month ago, the website went live early in June.

Please take a few minutes to browse through all of the website's pages and helpful information.

Some thoughts from the webmaster....

# Some quick looks: BAH HOME



## Bel-Air Heights

Home Owners Association



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- HOA map
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Email: [BelAirHeightsHOA@gmail.com](mailto:BelAirHeightsHOA@gmail.com)

### 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.

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### Important current information

See [Calendar](#) for more information

**Outdoor Family Game Night: Saturday night June 6 from 6:30 to 8:30 p.m.**  
at the Osage Park & Shelter at the intersection of Lamar and 87th Street  
*Rain date: Saturday, June 13, same time, same place*

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### HOA Annual Membership Meeting

Tuesday, June 23, 2015 at 7:00 p.m. in the **Bethany Lutheran Church**

**Meeting Agenda**

Minutes of 2014 Annual Membership Meeting (date: June 24, 2014)

*To be voted on:*

**DRAFT of NEW BYLAWS** for the Bel-Air Heights HOA ([pdf file](#))

Nominations for **HOA Directors** for 2015-2016

*If you cannot come to the meeting, VOTE NOW: [download your ballot](#), vote and mail in by the 6/22/2015 deadline*

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*and for those who lost it:*

**2015 Subdivision Directory Questionnaire** (deadline: May 31, 2015)

The new printed "Subdivision Directory 2015" will be distributed to HOA members at the Annual Meeting.



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# For ALL: what's going on?



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Home Owners Association

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Email: [BelAirHeightsHOA@gmail.com](mailto:BelAirHeightsHOA@gmail.com)

*Do you take pictures  
at HOA events?*

**Let us know** (email!)  
We want to share them on-line!

**Look at pictures of Fall 2014**  
Pancake Breakfast  
Street Meet

[www.BelAirHeightsOP.net](http://www.BelAirHeightsOP.net)  
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## Calendar

Meetings of HOA Membership and of HOA Directors (public meetings)  
Events scheduled by HOA neighborhood Committees and other Groups  
Scheduled committee Activities  
Overland Park scheduled Activities  
*If applicable, include links to meeting agenda, minutes, report(s) and handout(s)*

**June 6: Outdoor Family Game Night**  
in Osage Park

[Browse some pictures](#)

**June 17 (wed) - June 21 (sun): Bel-Air Heights Neighborhood Garage Sale**

June 19-20: Neighborhood Garage Sale in Cherry Hill

## June 23: HOA Annual Membership Meeting

7:00 pm at **Bethany Lutheran Church**

- This meeting has been announced well in advance, primarily by email with mailed invitations to those home owners without email addresses.
- Location: **Bethany Lutheran Church at 7:00 pm.**
- The meeting **Agenda** will be posted here soon.
- **Minutes** of 2014 Annual Membership Meeting (date: June 24, 2014)
  1. **Vote** to accept the **NEW HOA Bylaws**, replacing the old HOA Bylaws.
  2. **Vote** on nominees for the new **Board of Directors** for the HOA for 2015/2016.

### Major meeting actions:

Distribution of the new printed "**Subdivision Directory 2015**": 1 per household.

Wed. **July 15 at 7 pm**, the **Social & Welcome Committee** meets at **Conroys** (5285 W 95th St, Overland Park, KS 66207; 913-648-2244) to plan a future **Street Meet**.

**October 3, 2015 Overland Park Large Item Pickup** Saturday 7:00 am ([detailed information](#))



# Who can I phone or email ?

## Bel-Air Heights

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### Contacts

- **HOA**

Bel-Air Heights Home Owners Association  
PO Box 6072, Overland Park, KS 66206-0072  
Email: [BelAirHeightsHOA@gmail.com](mailto:BelAirHeightsHOA@gmail.com)  
URL: [www.BelAirHeightsOP.net](http://www.BelAirHeightsOP.net)  
Directors: [contact information](#)  
Committee chairs: [contact information](#)  
Neighborhood groups: [contact information](#)

- **Overland Park phone directory**

City Hall: 8500 Santa Fe Drive, OP, KS 66212  
City Hotline: 913-895-5160  
Customer Service **OPCares**  
Paul Lyons, Council Member  
Curt Skoog, Council Member  
Municipal Court: 913-715-5000  
12400 Foster, Overland Park, KS 66213  
[Online Ticket Payment](#)  
[Voter registration](#)

- **Johnson County website** with links and phone numbers as [Resident Resources](#)

County Offices: 111 S Cherry, Olathe, KS 66061; 913-715-5000  
District Court: 100 N. Kansas Ave, Olathe KS 66061; 913-715-3300  
Mission Department of Motor Vehicles: 6000 Lamar Ave., Mission, KS 66202; 913-826-1800;  
Mail: PO Box 29192, Shawnee Mission, KS 66201  
Kansas State Drivers License Office: 6507 Johnson Drive, Mission, KS 66202; 913-432-2266  
[Vehicle Tags and Titles](#)  
Real Estate Appraisals: 11811 S. Sunset Drive, Olathe KS 66061; 913-715-9000  
Real Estate & Property Taxes: [view & pay](#)  
Voting: 913-782-3441 for elections, finding your polling place or use advanced voting registration

- **Kansas**

[Kansas Department of Revenue](#) for OnLine payment of personal, business and vehicle taxes

- **Emergency: Dial 9 1 1**

Police: 913-895-6300 (non-emergency)  
Fire: 913-888-6066 (non-emergency)  
SPCA: Great Plains SPCA for pet adoptions and donations: 913-831-7722

- **Utilities**

Electric: KCPL 816-471-5275  
Cable: AT&T 800-288-2020  
SureWest 913-825-3000  
Time Warner 913-451-6464  
Trash: Deffenbaugh 913-631-3300  
Telephone: AT&T 800-288-2020  
SureWest 913-825-3000  
Time Warner 816-743-2417  
Sewer: JoCo Wastewater 913-715-8500  
Water: WaterOne 913-895-1800  
Gas: Kansas Gas 800-794-4780

Public Radio: **KCUR** 89.3 FM



Public TV: **KCPT** **KEPT**

For instance:  
Phone Paul Lyons

Email: [BelAirHeightsHOA@gmail.com](mailto:BelAirHeightsHOA@gmail.com)

# Many Frequently Asked Questions **Answers**



**Bel-Air Heights**  
Home Owners Association

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• FAQ page 2  
• FAQ page 3  
Information  
HOA Board  
Committees  
Classifieds

Email: [BelAirHeightsHOA@gmail.com](mailto:BelAirHeightsHOA@gmail.com)

**Resources**

**Utilities**

**Electric** Kansas City Power & Light (KCPL): 816-471-5275  
**Fiber** Google Fiber and AT&T  
**Cable Internet** AT&T U-Verse: 800-288-2020  
Consolidated Communications (SureWest): 913-825-3000  
Time Warner Cable: 913-451-6464

**Trash** HOA group contract with Deffenbaugh (fee is part of HOA dues): 913-631-3300

**Telephone** AT&T: 800-288-2020  
SureWest: 913-825-3000  
Time Warner: 816-743-2417

**Sewer** Johnson County Wastewater: 913-715-8500  
**Water** WaterOne: 913-895-1800  
**Natural Gas** Kansas Gas Service: 800-794-4780

**Frequently Asked Questions**

**Overland Park** OP Resident Resources  
City Hotline: 913-895-5160  
Use the **OPCares** site for Customer Service Requests like fixing a pothole, reporting a broken traffic signal or street light, a property code violation, speeding and more.

**Ward 2 Council Members**

  
**Council Member: Paul Lyons**  
9928 Hadley, Overland Park, KS 66212  
phone: 913-649-5814  
email: [Paul.Lyons@opkansas.org](mailto:Paul.Lyons@opkansas.org)

  
**Council Member: Curt Skoog**  
9505 Linden, Overland Park, KS 66207  
phone: 913-895-6108  
email: [Curt.Skoog@opkansas.org](mailto:Curt.Skoog@opkansas.org)

**Use OPCares !**



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# If you are new, where do you go?



## Bel-Air Heights

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Email: [BelAirHeightsHOA@gmail.com](mailto:BelAirHeightsHOA@gmail.com)

### Information

*Read the latest HOA Newsletter* (March 2015)  
*Do YOU know the answers* to all the **Frequently Asked Questions** ?

#### Overland Park

**Neighborhood Resources** City website: phone 913-895-6000 and email [city@opkansas.org](mailto:city@opkansas.org)  
**Newsroom** Police Blotter; registered sex offenders  
**Things to See and Do** Codes & Ordinances, rules and policies; Permits and Licenses  
**Arboretum** Visit Overland Park's botanical garden at 8909 W. 179 Street, Overland Park, KS 66013; 913-685-3604


#### Schools nearby in the Shawnee Mission School District

- Elementary Schools Kindergarten**  
Preschool  
Mother's Day Out  
**John Diemer**: public Elementary School and Kindergarten; district boundary covers all houses in the Bel-Air Heights subdivision; 9600 Lamar, Overland Park, KS 66207-2832; 913-993-3100  
**Bethany Lutheran**: private school, preschool & MDO, 9101 Lamar Ave, Overland Park, KS 66207; 913-648-2228  
**Rolling Hills**: private preschool & MDO, 9300 Nall Avenue, Overland Park, KS 66207; 913-642-8525
- Middle Schools grades 7-8**  
**Indian Woods**: 9700 Woodson, Overland Park, KS 66207-2800; 913-993-0600; all houses in the Bel-Air Heights subdivision fall within the 2015 boundary of the Indian Woods Middle School
- High Schools grades 9-12**  
**Shawnee Mission South**: 5800 West 107th Street, Overland Park, KS 66207-2599; 913-993-7500; all houses in the Bel-Air Heights subdivision fall within the 2015 boundary of the Shawnee Mission South High School

#### Neighborhoods and Developments nearby

**Metcalfe South & 95 West** development in Overland Park: vision and comments  
**Meadowbrook** development in Prairie Village  
Nall Hills Homes Association; 913-642-8398, email: [nhha@att.net](mailto:nhha@att.net)  
Cherry Hill Homes Association; email: [webadmin@cherryhillha.com](mailto:webadmin@cherryhillha.com)

*Continue: More Information*  
ZIP, Churches, Banks, ...



*... and know what they are doing next door*

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# Know your HOA Board

and where to find us



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Email: [BelAirHeightsHOA@gmail.com](mailto:BelAirHeightsHOA@gmail.com)

What is expected of  
HOA Directors?  
Our [expectations](#)

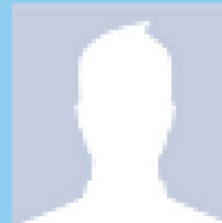
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## Board Officers - Bel-Air Heights Home Owners Association

Nominees for the 2015/2016 HOA Board *Do we miss YOU as a nominee?*



**President**  
**Doug Brown**  
[DBrown15910@gmail.com](mailto:DBrown15910@gmail.com)  
913-381-5503



**Vice-President**  
Vacant



**Treasurer**  
**Heide Petermann**  
[HPetermann@kc.rr.com](mailto:HPetermann@kc.rr.com)  
913-381-9336



**Secretary**  
**Joanne Brown**  
[brown.joanne55@gmail.com](mailto:brown.joanne55@gmail.com)  
913-381-5503



**Member at-large**  
**Rick Jarrold**  
[jarroldrc@kc.surewest.net](mailto:jarroldrc@kc.surewest.net)  
913-381-1543  
816-582-8860



**Member at-large**  
**Jon Meinke**  
[JMeinke@aol.com](mailto:JMeinke@aol.com)



**Member at-large**  
**Carol Wagner**  
[CWagner6469@gmail.com](mailto:CWagner6469@gmail.com)  
913-383-9357



**Member at-large**  
**Jakob Waterborg**  
*webmaster*  
[WaterborgJ@umkc.edu](mailto:WaterborgJ@umkc.edu)  
913-649-2223 (home)  
913-219-5414 (cell)

# ... and **volunteer** to make BAH better



## Bel-Air Heights

Home Owners Association



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### Committees

- [Committees 2](#)
  - [Committee Reports](#)
- [Classifieds](#)

Email: [BelAirHeightsHOA@gmail.com](mailto:BelAirHeightsHOA@gmail.com)

See [Calendar](#) for scheduled committee meetings and Committees!

**Interested to volunteer?**  
Grab the [Bel-Air Heights Committee Volunteer Form](#) and send it in.

What is expected of Committee Members?  
Our [expectations](#)

Look at pictures of  
**Family Game Night**  
Sat. June 6, 2015

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## Committees

Bel-Air Heights neighborhood committees

### Welcome & Social Committee

**Contact:** Carol Wagner: [CWagner6469@gmail.com](mailto:CWagner6469@gmail.com) 913-383-9357

**Members:** **Social section:** Rebecca Roth ([Rebecca.Roth08@gmail.com](mailto:Rebecca.Roth08@gmail.com)), Mindy Roth ([MindyR33@gmail.com](mailto:MindyR33@gmail.com)), Jon Meinke ([JMeinke@aol.com](mailto:JMeinke@aol.com)), Jackie Meyer ([JMeyer@burnsmcd.com](mailto:JMeyer@burnsmcd.com)), Pat Lodge ([PRLodge71@hotmail.com](mailto:PRLodge71@hotmail.com)), Sydney & Jeremy Huppenthal ([SHuppenthal@ccvanrental.com](mailto:SHuppenthal@ccvanrental.com)), Peggy Fisher ([FishClan4@gmail.com](mailto:FishClan4@gmail.com)), Christy Hanson ([HearthHome@everestkc.net](mailto:HearthHome@everestkc.net)),

**Welcome section:** Rebecca Roth ([Rebecca.Roth08@gmail.com](mailto:Rebecca.Roth08@gmail.com)), Mindy Roth ([MindyR33@gmail.com](mailto:MindyR33@gmail.com)), Jen Myers ([FirmPeace@gmail.com](mailto:FirmPeace@gmail.com)), Jolene Nesselhuf ([JoleneNesselhuf@yahoo.com](mailto:JoleneNesselhuf@yahoo.com)), Lydia Marien ([riklydsoph@hotmail.com](mailto:riklydsoph@hotmail.com)), Misty Schmidt ([Misty@uncommonsupply.com](mailto:Misty@uncommonsupply.com))

**Mission:** Provide a warm welcome to the newest members of the subdivision and make available the essential information needed in order to make their transition into the community go as smoothly as possible. In addition, this committee is responsible for organizing any social events that occur within the Bel-Air Heights community, to which all Bel-Air Heights homeowners are invited.

### Communication & Website Committee

<http://www.BelAirHeightsOP.net>

**Contact:** Jakob Waterborg, webmaster: [WaterborgJ@umkc.edu](mailto:WaterborgJ@umkc.edu) 913-219-5414

**Members:** Kevin Hammers ([mkhammers@gmail.com](mailto:mkhammers@gmail.com))

**Mission:** Work with the HOA Board to inform, engage, and educate residents regarding issues important to their understanding of, and participation in, the neighborhood while promoting and maintaining positive lines of communication with Bel-Air Heights residents. All communications are subject to Board review.

### Neighborhood Watch Committee

**Contact:** Mark Miller, chair: [MarkMills24@gmail.com](mailto:MarkMills24@gmail.com) 785-845-2263

**Members:** Lori Fielder ([loriprin@hotmail.com](mailto:loriprin@hotmail.com)), Peggy & Jack Fisher ([fishclan4@gmail.com](mailto:fishclan4@gmail.com)), Carol Kelly ([kcdancer@outlook.com](mailto:kcdancer@outlook.com)), Gina Malashock ([GinaMal@gmail.com](mailto:GinaMal@gmail.com))

**Mission:** Develop safety procedures and crime prevention and awareness programs for the benefit of the community.

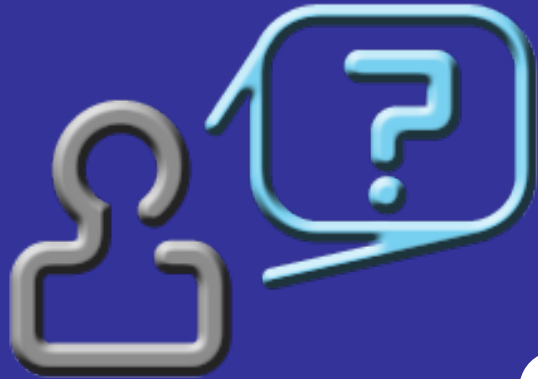
### Nominations Committee

**Contact:**

**Are YOU willing to help us?**

**Members:** *We will accept nominations for membership in the Nominations Committee !*

**Mission:** Identify and recruit individuals within the Bel-Air Heights community on an annual basis as possible nominees for offices on the Board and standing committees. Candidates are considered based on experience level, past history on the board, etc.



**General Discussion  
&  
Prize Drawing**



# Distribution of Directories

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- 1 Directory per household
  - Must be a member of the HOA
  - Must be current with dues
- Thanks to our advertisers
- Thanks to all who returned their information form
- Special thanks to Joanne Brown for compiling the 2015 Bel-Air Heights HOA Directory

# Bel-Air Heights-Rolling Hills Homeowner's Association

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**MEETING ADJOURNED**

# Bel-Air Heights-Rolling Hills Homeowner's Association

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**THANK  
YOU**

**For your  
support and  
attendance!**