

August 2020

Pheasant Run Flyer



Pheasant Run HOA
PO BOX 4484
Topeka, Kansas 66604

Web Site: <https://sites.google.com/site/prhoatopeka/>
Facebook: <https://www.facebook.com/groups/716661762071554/>

Email: Pheasant_Run_HOA@yahoo.com

Special points of interest:

- * Owners Survey
- * Dues Late Policy
- * Pool Use Notes
- * Dumpster Issues

Inside this issue:

Late Policy	2
Pool Notes	2
Owner Survey	3

HOA Membership Meeting, September 12th

Dear Pheasant Run Homeowner:

This letter provides notice and an invitation to attend a membership meeting of the Pheasant Run Homeowners Association on Saturday, September 12th at 10 a.m. The meeting location is the Pool Cabana at Pheasant Run, 5863 SW 22nd Terrace.

This notice and invitation is provided in accordance with PRHA Bylaws dated May 11, 1979, and KSA 58-4601 which is captioned as the Kansas Uniform Common Interest Owners Bill of Rights Act. Only members of the PRHA are invited to or allowed to, attend the open session of the meeting . . . only members of the BOD are allowed to attend executive session of the meeting.

The main purpose of this meeting is to discuss the 2021 Budget and the prior-

ities of the members concerning up-keep and maintenance projects. The agenda will include a Brothers Construction presentation on the structures we all own. A run down of HOA funds left after monthly expenses. The results of the owner survey on the last page. We ask each owner to fill it out and return it by August 31st to the Suggestion Box in the Cabana or to our PO Box. Lastly we will introduce the draft 2021 budget.

Please RSVP to Ms. Lori Parks:
mail4loriann@yahoo.com / 785-817-1515 concerning your attendance, so we can plan for seating.

//RK//
Ronda Klein
Secretary
Pheasant Run Homeowners Assoc

Trash Dumpster Woes

Hey there PR Residents, we need your help! We have several things going on here at PR when it comes to our trash dumpsters:

First — We need the dumpsters to close and no trash outside of the dumpsters. Please do, and encourage your neighbors also, to break down any cardboard boxes or large trash items before placing them in the

dumpsters. This allows enough space for everyone to utilize them and is the considerate thing to do. Additionally, it saves you and all of us in the Association money. The trash service can refuse to pick it up if trash is sticking



Continued page 2 (bottom)

From the PRHOA Treasurer — Karla Jennings

As your new Treasurer, I have been working to stabilize the process surrounding the payment of HOA dues. Please note that on or around September 15th you'll be receiving an invoice from Pheasant Run. Please be sure to look at it closely. If you agree with the amount owed, you don't need to do anything. But if you don't agree, be sure to contact me or Board President Rosie Cooper by Sunday 9/20/20 to dispute it. Our phone numbers will be at the bottom of that invoice. After 9/20 the HOA will assume you agree to be responsible for paying the amount shown on that

invoice, along with your regular monthly dues.

Special thanks to all our Homeowners who consistently pay their dues on time! Your financial support is our community's only income.

Here is the new process for Homeowners who pay late or skip one or more payments: Checks received at our PO Box with a postmark of the 10th of the month or earlier are not late, even when they arrive after the 10th. The date the check is written doesn't matter, only the postmark date. And to help ensure your dues

payment is properly applied, please write the month it is intended for in the memo area.

Any check received with a postmark of the 11th or after is considered to be late for that month. That Homeowner will receive a Late Notice and a Late Fee will be assessed. The first Late Fee is \$25; every time after that \$50 will be assessed. If something is preventing you from paying on time, please call me at 221-4523 or email me at karla@farmingunlimitedtv.com and let me know what is going on.

—Karla Jennings

**“Be the change
you want to see in
the World”**

-Ghandi

Garbage in Garbage Out — at the Pool

The pool is an awesome place to hang out! We all enjoy it, and especially during this pandemic, it's been a great place to escape the house with family and friends. Part of being a great neighbor and friend, is helping us keep our common areas in tip top shape, and there's nothing more beautiful than a pool area that's kept clean. It is everyone's responsibility to help with this, so please keep the following things in mind:

- 1) **NO GLASS ALLOWED at the pool! This is for obvious safety reasons. PLEASE DON'T DO IT!**
- 2) **PLEASE TAKE THE TRASH OUT!! You have to walk home anyway, and you'll pass by a dumpster. Please pitch in and help, especially if you created a lot of the trash with pizza boxes, food and drinks.**

We have several pool “regulars” that

try to keep up with it, but it really is everyone's responsibility. Also make sure that pool toys etc that you and your guests get out are put away. Please don't be disrespectful of our common areas and other residents by not doing your part.

Your cooperation and assistance is greatly appreciated by us all.

Trash Dumpster Woes (Continued from page 1)

out of the top, they can also charge us an “overage” fee beyond our contact costs. They also can do this if there are items (furniture boxes etc) left outside the dumpster.

Second — if you see someone you suspect is not a PRHOA member utilizing our dumpster/dumping here, please get the BOD the information we need to pursue identifying and prosecuting them. Photos are great

(especially license plate)! At the very least description of person/persons, vehicle and license plate. Allowing people to do this hurts all of us by taking up our available space for residents and costing our association money, which includes you!



Pheasant Run Owner Survey

Attention Owners! The Pheasant Run Board needs your feedback to complete the 2021 Budget. Please complete the enclosed Owner Survey and return by August 31st. We will share results at our PR General Meeting on September 12, 2020. Thank you for participating!

Rosie Cooper- President
Pheasant Run Homeowners— Association Board of Directors

Answer 1a or 1b:

1a. The Pheasant Run Board needs your input to guide our decisions for the CY 2021 budget. Please rank I – through II– with I being most important and II being least how you want the board to prioritize budget funds.

- Building Landscaping weed/trim
- Gutter Cleaning
- Pool
- Security Camera's
- Storm water drainage
- Tree trimming & treatment
- Building Structures
- Mowing & Trimming
- Roads
- Snow Removal
- Tennis Court

Others: _____

1b. Or as a member of the Pheasant Run Home Owner Association, I want all of the above covered with my HOA dues and I am willing to pay an increase for that to happen. _____ (initial)

2. Due to decisions and inadequate repairs of the past, Pheasant Run is facing road repairs, siding repairs, swimming pool repairs, storm water erosion and others in the near future that will cost beyond the current dues structure. How do you want to pay for these?

- increasing dues by \$ _____ per month
- special assessment to be shared by all 102 owners for each project

Note: A practice of most HOA's in the Topeka area is homeowners pay their share of the HOA insurance. This would require a change in our by-laws.

Comments: _____

Please Print:

Name _____ Building/Unit # _____

Please **return by August 31, 2020** by placing your completed survey in the **Suggestion Box** (located in the pool cabana on the kitchen counter) or **mail to PO Box 4484, Topeka, KS 66604** . We appreciate your participation – Pheasant Run Board of Directors