

May 2021

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:

- * Election
- * Security lights
- * Garden Club
- * Coffee Club

HOA Membership Meeting & Board of Directors Election

The Annual Membership Meeting and Board of Directors Election is scheduled for Monday, May 10th 6:30pm, at the Pool Cabana. On the agenda will be instructions for the election, introduction of candidates, the election itself, a short business meeting and a small social so that we can get to know each other, as neighbors and community members, while the ballots are counted and election certified. Hot Dogs, chips etc. will be provided.

We look forward to seeing everyone there.



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Names on Ballots

Several homeowners asked why we need owners to sign their name to their ballots. Review of the Bylaws show we do not require secret ballots. However, the people who are counting the ballots need a way to verify each owner has only voted once. In an effort to meet in the middle, this year we will not ask for a signature only your unit number.

Garden Club

May Day! May Day! Come join us on May Day for the Pheasant Run Garden Club. We will start at 9am and finish when we get tired! Bring your gloves, diggers, H2O! We will meet in front of the Cabana! May 1st! 9AM!

Wednesday Morning Coffee

Starting May 5th Wednesday Morning Coffee is back! Meet in the Cabana at 10am. The bathroom is open and it is coffee time! Award given for best coffee cup!

Security Upgrades

In response to our TPD Community Officer walk through, Pheasant Run has contracted with Every to install 5 security lights in dark areas. The North entrance, the tennis court, and both parking areas by the creek will now have light for a total of \$100 a month. At our April meeting, increased lighting was in the top 7 requested improvements!

“Be the change
you want to see in
the World”
-Ghandi

Mulch for flower/garden beds

It has come to our attention that some residents would like to improve the look of the garden spaces in front of their building, with the addition of mulch. If the resident(s) of a building is able and willing to do the actual mulching, the HOA will provide you with the mulch to do the job. Please fill out the request below, and either drop it in the Suggestion Box in the Pool Cabana or provide it to Ronda Klein at 5801 #1, and she will arrange to get it purchased and delivered to your building.

Mulch Request Form	
Name:	Unit #
Number of bags requested:	Contact Phone #:

Pheasant Run Board Candidates

You may vote in person on May 10th or by proxy; but we urge everyone to VOTE! We have 102 homes in Pheasant Run and we need 51% for a valid election. VOTE! To help with your selection, we present these candidate bio's:

Rosie Cooper/ Current President

Last year, we added the Wednesday Morning Coffee, the Garden Club, and a Facebook page; but I still think we need to increase a sense of community and Pheasant Run pride. I believe transparency is essential between board members and all owners. Monthly board meetings were a big first step. I would like to see those continue either in person or by Zoom. I also would like to increase preventive maintenance when the budget allows, set more standards, and begin to update the Bylaws. My favorite quote pretty much says what I am about. "Don't blame, find a remedy." - Henry Ford

Karla Jennings/ Current Treasurer

As Treasurer, this past year was challenging. It makes me immensely proud of what the PR Board has accomplished. For transparency, monthly board meetings were begun and for those meetings I created and share Financial Reports, so everyone is aware of our community's financial health. To quickly address owner's financial concerns, I started the practice of copying all the Dues checks and their envelopes as a backup to our accounting firm. This proved valuable many times. Answering questions and resolving issues is my goal. But the best part of being a PR Board member was getting to know my neighbors. I would love the opportunity to serve again to follow through with the programs we have initiated.

Ronda Klein/ Current Secretary

My years of experience as a PR Board Member have taught me there is nothing better than making Pheasant Run a community where we are proud to live. It brings my heart joy to help my neighbors by trimming a bush or pulling a weed, changing lightbulbs in yard lights, making a run to Menard's for mulch, taking limbs to the dump, and even fixing the lock on the swimming pool entrance gate. I took the lead on the Reserve Study last year and I believe we have a road map to follow. I will continue to roll up my sleeves and work to increasing Pheasant Run community ownership and pride.

Ray Rhodd/ Current Member at Large

I have several years of experience as a member of the PRHA Board of Directors (BOD). Over time the BOD has evolved from paying and depending on a management company to manage PRHA income, expenses, and maintenance to a self-managed organization. The result is that in the past year the BOD has initiated solutions to support repairs and maintenance actions to sustain and improve our homes and property, and to ensure solid financial planning over an extended period. As a member of the BOD, I fully support our current BOD president to increase a sense of

community within Pheasant Run, and the scheduling of routine board meetings to ensure transparency among board members and all owners. Please keep in mind that only through teamwork, sharing of information, and --- focusing on listening as well as speaking --- can any organization be successful.

Becky Carter/ Current Member at Large

I have been at Pheasant Run two years, and on the Board for 1 year. I joined the Board to help out where I could and meet the people in my community. I would like to see more people become involved in our PR community, either as a Board member or by just becoming involved in meetings, get-togethers, the Garden Club, coffee group etc. I believe getting to know your neighbors is important to a community, and it takes all of us to grow in the right direction.

Lori Parks/ Current Member at Large

I have lived at Pheasant Run 17 years, and been on the board for 3 years. My main focus has been fiscal responsibility and maintenance. I have seen different leadership methods, and I support the way the current board is moving forward and am proud to be a part of that journey. I have a great sense of community safety and looking out for my neighbors.

Sharon Young/ Candidate for Board

I have lived at Pheasant Run for 5 years. I am running for the board to give duplexes another voice. During my time at Pheasant Run, I have been an active community member. I regularly participated in the Garden Club and enjoy starting my Wednesday mornings with Coffee Club. I would like community participation to continue growing.

2021 PROXY/OFFICIAL BALLOT

The owner

Of Unit Number _____ of Pheasant Run Condominiums, appoints:
(Bldg. & Unit #)

The Election Committee of Pheasant Run Homeowners Association to submit my proxy for the Annual Election for the Board of directors of Pheasant Run Homeowners Association
_____ **10 May 2021 at 6:30pm – Pheasant Run Pool Cabana** _____
(Date/Time/Location)

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE ELECTION OF THE BOARD OF DIRECTORS AS INDICATED BY MY INITIALS BELOW:

*Owner must vote for at least 4 candidates and no more than 7 candidates.

Becky Carter

Ray Rhodd

Rosie Cooper

Sharon Young

Karla Jennings

Ronda Klein

Lori Parks

Write in Candidate _____
(please print)

*****PLEASE NOTE: You may only vote for a maximum of 7 candidate's total. Selection of more than 7 candidates will invalidate your vote/proxy.**

******Only one vote is allowed for each property.**

*******A write in candidate must agree to run prior to placement on ballot, or the vote for them will not be considered valid.**

*******Please send your ballot in with another attendee, provide it to any current Board Member, deposit in the Suggestion Box located at the pool Cabana, or Mail to: Pheasant Run Homeowners Assoc, PO Box 4484, Topeka KS 66604-4484 to arrive NLT 9 May 2021.**