

Blackthorne Estates News

Winter 2010

From the President December, 2010

Happy Holidays from the Board.
As the year comes to a close hopefully
we hear of a happy and healthy 2010 for
all of us.

This year has been one of many
successes in the neighborhood, such as
communications, architectural review,
social event organization and multiple
informative neighborhood meetings.
There are some changes that will come
to be this Jan 2011 at our annual
meeting. The advisory board will
experience the change of leadership. I
will be stepping down and with John
Duggan's approval, Brian Grewe will be
the next president. After five plus years
as President and even longer on the
board, it's time for a change. An
additional departure is John Weist,
Member at Large, who has also given
many years of service to the
neighborhood: thank you John.

I have enjoyed serving you and hopefully
all can say this is a better place to live
than five years ago. More work needs
accomplished, but this holds true for any
growing community. I am confident that
Brian Grewe will be successful and bring
much energy to the advisory board.

Good Luck, Brian, and have a wonderful
2011.

*Steve Holland
Advisory Board President*

2011 Advisory Board

EXECUTIVE BOARD

President: Brian Grewe
Vice President: Jill Deppe
Secretary: Erin Schmidt
Treasurer: Jenica Chartier
Members at Large:
Branden Banks
Dave Scott
Robert Urbanek

COMMITTEE CHAIRS

Architectural Review Committee:
Robert Urbanek
Communications:
Website – Eason Pritchard
Newsletter – Mary Anne Williams
Pool: Sabrina Grewe
Social: Margie Matheny
Welcome:
Branden Banks
Brian Grewe
Dave Scott

*For contact information, log on to
www.blackthorneestates.org*

ANNUAL HOA MEETING

January 20, 2011

7:30 p.m.

Sunrise Point Elementary
Please take the time to join us
for this important meeting!

Important News from the Board

Blackthorne Estates

Notice: Parked Vehicle Violations

The Advisory Board has received several complaints regarding cars, trucks, commercial vehicles, trailers and boats parked for extended periods in the pool parking lot, on empty lots or curbside on neighborhood streets. We would like to remind our neighbors of the Blackthorne Estates rules governing personal property.

Cars, Trucks (3/4 ton and under) and Motorcycles must be licensed and in good working condition and may be parked in your garage, on your driveway or on the street (for a period not to exceed 24 hours). These rules also apply to the personal vehicles of your guests.

Commercial Vehicles and Trailers may be parked in your garage, on your driveway or on the street during daytime working hours. If you have a contractor that will be doing work over an extended period of time, they should not leave their vehicles or trailers overnight in the neighborhood. **Recreational vehicles, trucks with camper shells, camping trailers and boat trailers** must be parked in your garage or stored outside of the neighborhood. They can be parked on your driveway (for a period not to exceed 24 hours) for preparations prior to use or clean-up after use, but should never be parked on the street, on empty lots or on neighborhood common grounds (including the pool parking lot). These rules have been established to protect personal safety, personal property and real estate values. If you have questions, please reference the Homes Association Declarations and the Declaration of Restrictions. Copies of both are available on the neighborhood association website at

www.blackthorneestates.org. Board actions regarding future complaints may include, but are not limited to: 1) towing (at owner's expense) of vehicles parked overnight or for more than 24 hours on Common Grounds (including the pool parking lot) or empty lots; 2) notifying the City of Overland Park about vehicles parked on the street for more than 24 hours to be towed (at owner's expense) by the city; or 3) assessing fines and converting unpaid fines to property liens for parked vehicle violations on your driveway or other parts of your property.

Thank you for your cooperation.

Holiday Lights and Other Decorations

During the end of year holidays, Christmas lights and other exterior and/or yard decorations contribute to the festivity of the season. They provide visual enjoyment to folks from within and outside of the neighborhood. The Homes Association encourages holiday decorations, and in years such as this actually promotes them through activities like its House Lighting Contest. However, when the season is over, the leftover decorations can become a visual nuisance and pose a safety and/or fire hazard to your home and those around you.

Section 2-Q of the Blackthorne Estates Declaration of Restrictions (a copy of which is available in the Residential Documentation section of our www.blackthorneestates.org website) states that "No exterior Christmas lights and/or holiday decorations may be erected or maintained on any of the lots hereby restricted, except during a sixty (60) day period beginning November 15th of each calendar year." Please make the appropriate arrangements to have your holiday lights and other decorations removed by January 15th.

Architecture Review Committee

Over the hectic weeks of December's holiday season and into the cold months of January and February, it is less likely that you or your neighbors will be performing or hiring out exterior improvements to your homes. However, the winter is the perfect time to plan those outside projects and get them submitted for review and approval by the ARC. Please remember that all changes to the exterior of your home or to your property must be reviewed and approved by the **Architecture Review Committee** PRIOR TO CONSTRUCTION or INSTALLATION.

If you are considering any exterior home or property changes, please consult the Declaration of Restrictions (which is available in the Residential Documentation section of our www.blackthorneestates.org website) or contact one of the Architecture Review Committee members. The necessary forms and a Quick Reference Guide outlining the review and approval process can also be downloaded from the ARC Center on the website.

2011 Budget and Homes Association Dues

Although not all expenses are in for 2010, it is already clear that the total expenses for the year will exceed collected revenues by \$12,000 to \$14,000. This deficit will consume roughly half of the cash reserves that had been accumulated over the previous eight years. While several unexpected items (pool heater repair, higher-than-average water usage, diseased tree removal, verticutting and overseeding common grounds to restore grass, etc) contributed to the expense overrun, the Homes Association dues collected last year did not cover even the fixed expenses for the neighborhood. The reduction in our cash reserve balance has put the Homes Association in a position to be just one major expense away from having to use special assessments to collect additional revenue from residents anytime unexpected events occur.

For 2011, the Board has agreed to shorten the pool season to 101 days (Memorial Day weekend through Labor Day); reduced fixed costs through competitive bids for grounds services and pool maintenance; and negotiated a long-term trash and recycling agreement before the county-mandated recycling initiatives sparked price increases; resulting in an overall fixed expense reduction of \$7500. Unfortunately, it has become clear that 2011 Homes Association dues at the previous rate of \$525 per household per year would not cover the remaining fixed expenses for next year's budget.

Therefore, the Board has proposed and the developer, John Duggan, has approved via resolution, an increase in the annual Homes Association dues to \$600 per household per year. It is the Board's belief that this increase should cover current and expected expenses and provide enough cushion to allow us to avoid special assessments and annual dues increases for at least the next three years. For 2011, the increase will allow the Homes Association to meet its annual fixed expense obligations, provide funding for a small number of discretionary projects and provide enough of a positive operating margin to contribute \$2500 to \$5000 back into the cash reserves to help protect the residents against the possibility of a future special assessment.

Along with this increase, the Board would like to provide a bit of separation of the annual dues from Christmas and other year end expenses. The Annual Dues Notices will be mailed shortly after the first of the year. However, the due date for 2011 and future annual dues renewals will be extended from the end of January to the end of February.

The Blackthorne Estates Homes Association Advisory Board

Proposed Blackthorne Estates 2011 Budget

Description	Basis for Calculations	Annual Budget
Dues Eligible Homes	149 building to 154	151.5
Base Assessment	\$600.00/home/year	\$ 90,900.00
Total Revenue		\$ 90,900.00
Trash and Recycling		\$ 21,816.00
65 gal Trash Cart, 65 gal Recycling Cart	\$12.00/home/month	
Property Maintenance		\$ 25,372.87
Mowing Services		
Mission Rd and Pool Common Area	28 times per year	\$ 7,700.00
Walking Trail Common Area	10 times per year	\$ 1,350.00
Plat 5 Common Area	2 times per year	\$ 500.00
Spring Cleanup		\$ 475.00
Fall Cleanup		\$ 475.00
Fertilization Services		
Mission Rd and Pool Common Area	5 times per year	\$ 2,375.00
Walking Trail Common Area	3 times per year	\$ 885.00
Grub Control	once per year	\$ 590.00
Annual Plantings		
Spring Tulips		\$ 850.00
Summer Color		\$ 915.00
Fall Mums		\$ 950.00
Landscape Bed Maintenance		
Shrub Pruning	2 times per year	\$ 770.00
Mulch Top Dress	After Spring Cleanup	\$ 4,275.00
Flower Bed Maintenance	10 islands	\$ 350.00
Perennial Bed Maintenance	Entrance and Pool Area	\$ 450.00
Cut Back Perennials	Annual maintenance	\$ 250.00
Weed Islands	10 islands	\$ 950.00
Tree Pruning (Mission Rd and Pool)	Annual maintenance	\$ 450.00
Irrigation Services		
Spring Start Up		\$ 95.00
Winterization		\$ 150.00
Sales Tax		\$ 567.87
Pool Maintenance	Memorial Day Weekend through Labor Day	\$ 7,317.00
Permits and Licenses		\$ 100.00
Open Pool		\$ 350.00
Chemicals for Season		\$ 1,200.00
Supplies (toiletries/cleaning/signs)		\$ 75.00
Daily Pool Maintenance	\$42/day for 101 days	\$ 4,242.00
Pool Equipment	Maintenance & Repair	\$ 1,000.00
Close Pool		\$ 350.00
Utilities		\$ 13,510.00
Phone (AT&T)	Pool phone	\$ 600.00
Natural Gas (Kansas Gas Service)	Pool Heating	\$ 1,210.00
Electricity (KCP&L)		\$ 3,500.00
Water (Water One)	Pool and Irrigation	\$ 8,000.00
Sewer (Johnson County Wastewater)		\$ 200.00
Insurance		\$ 2,700.00
Property Liability		\$ 1,400.00
Administrative Expenses		\$ 4,055.00
HAKC Management Fees		\$ 2,640.00
Other HAKC Services		\$ 360.00
Legal Fees/Liens		\$ 600.00
Tax Preparation		\$ 250.00
Annual Dues Notice	Printing and postage	\$ 100.00
Homes Association Meetings	Facilities	\$ 105.00
Communications		\$ 829.05
New Resident Welcome Kits		\$ 50.00
Newsletters	Printing and postage	\$ 409.05
Supplies		\$ 120.00
Directory/Mail Lists		\$ 125.00
Website Costs		\$ 125.00
Social Committee Events	5 events + pool party	\$ 2,250.00
Easter Egg Hunt		\$ 150.00
Garage Sale		\$ 150.00
Summer Potluck/Pool Party		\$ 1,500.00
4th of July Parade		\$ 150.00
Fall Social Event	Theme TBD	\$ 150.00
Winter Social Event	Theme TBD	\$ 150.00
Other "Discretionary" Expenses		\$ 9,800.00
Playground Area Safety Mulch	10 yards	\$ 600.00
Playground Area Bench Seats	Two 8' vinyl over steel	\$ 1,200.00
North-side waterfall repairs	Materials cost	\$ 1,800.00
Diseased/Overcrowded Tree Removal		\$ 1,500.00
Tree/Perennial Shrub Re-Planting		\$ 2,500.00
Entrance sign repairs/re-pointing	Stonework	\$ 600.00
Walking Trail area drainage		\$ 1,250.00
Pool arbor resealing		\$ 350.00
Total Expenses		\$ 87,649.92
Operating Margin		\$ 3,250.08

Blackthorne Estates Homes Association
4200 Somerset Drive, Suite 216
Prairie Village, KS 66208

HOLIDAY LIGHTING CONTEST!

Our hard-working social committee has organized a holiday lighting contest for residents of Blackthorne Estates. Judging will be held the evening of December 14th, so be sure to flip that switch! Signs will be placed in the yards of the 1st, 2nd and 3rd place winners!

Mark your Calendar!
BLACKTHORNE ESTATES HOA
MEETING
Thursday, January 20 at 7:30 p.m.
Sunrise Point Elementary School
15800 Roe Blvd., OP, KS

COMMUNITY WEBSITE

See www.blackthorneestates.org for the latest community info!

New Residents –visit:

<http://www.blackthorneestates.org/categories/new-residents/>

Advisory Board - members and titles

<http://www.blackthorneestates.org/committees/>

Residential Documentation -

<http://www.blackthorneestates.org/resident-information/>

**Social Events, the current Newsletter
and More!**