

CORINTH HILLS

Corinth Hills Homes Association

Established in 1958



Website Address: <http://www.ha-kc.org> **select:** Kansas-Associations **select:** Corinth Hills

10-31-22

To Corinth Hills Members,

I have three requests of you within this year's letter. Those requests will be found below. The All-Members Annual Meeting was held in-person this year on Thursday October 13th. In lieu of a keynote speaker, board member, Mark Morgan presented a tour of the Corinth Hills Website. You may note on the banner of this letter a new addition, the QR code will take you directly to the CH website using your smartphone camera or QR Reader App. There are also instructions to navigate to the website on your PC or Tablet. We encourage you to check the CH website regularly for the most up to date information. New board member Robert Arvin presented a history of the land ownership within Corinth Hills. For the full version of his research and presentation check out the "History" tab located on the CH Website. The financial condition was presented and election of new board members and officers of the Board was unanimously voted in by quorum.

Financial Condition – HOA dues will remain the same at \$50.00/yr., primarily due to the savings encountered during the pandemic and following year with limited activities. Our goal is to maintain one and a half years' worth of annual expenses in reserve and that is exactly where we stand today. It is getting difficult to manage the level of current services on the same level of dues that were last set over 20 years ago. We anticipate an increase in dues in the near future. We do not post the financials on our public website, feel free to ask me for a copy to review or to answer questions anytime.

Fall Leaf pick-up program is set up again with Benjamin Lawn and Landscape. Pick up dates are November 9^h and December 7th. Find out how to participate on the "Calendar" page of the website.

We will again hold a CH wide garage sale in May supported with advertising and signage. If we can identify enough host homes, we would also like to hold the next Backyard Garden Tour in June. Contact me if interested in showing off your garden, landscaping, patio or pool. A committee has been formed to bring back the Corinth Hills (CH) picnic in the park in 2023. Watch for updated information to come out mid-year on that event.

Islands and entrances set the tone for all who pass through Corinth Hills. I receive compliments all the time for our islands on behalf of the gardeners who do such a great job with them. Thank you to all gardeners, to all who supply water to our islands, and to those who stop and add encouragement to these volunteers.

My first of three requests: We are in need of an "island coordinator". This person supports and organizes the islanders, approves invoices, and reports to the board. Please consider volunteering for this fun position. My second request: The island at 81st Street and Roe Ave. will need a gardener to adopt it in 2023. Sandy Saeger is retiring from this project and would like to pass the trowel to the next gardener. This island is in great condition for someone to take over and has high visibility to show off your skills. Please consider both of these positions and contact me if interested or referral.

I am starting a new project and this is my third request of you. Please engage with me over the next two years in discussion of enhancing our Corinth Hills Deed Restrictions. First, why now? J.C. Nichols imbedded in the Deed Restrictions the terms of how to change them back in 1958: Once every 25 years by a majority vote of property owners 5 years prior to that 25'th year cycle date. Our next opportunity to vote is in 2025 and any changes approved would then take affect in 2030. Note that board member term is up to two 3-year terms then is supposed to step off the board for at least 1 year. This adds another layer of complexity to the above 5 and 25-year time frame.

The initial items I would like to address are the timing of changing this document. I suggest a shorter time line than every 25 years. Maybe every 5 or 10 years with a vote 2 years prior. This would allow the residents to update the document keeping it current and relevant. The second item is adding HOA Board discretion to the approval of sheds and permanent structures. The Deed Restrictions forbid sheds, pergolas, backyard kitchens, and play houses, any roofed structure not attached to the primary residence without a letter of permission from J.C. Nichols or its proxy. In 2006 we adopted a "Policy" of allowing sheds etc. However, there is no oversight of these and our "policy" does not negate the fact there is still a Deed Restriction. Now is the time to fix this and an opportunity to address a few other items. I would also like to consider addressing HOA Board discretion or prohibition to above ground pools, short term renting via Air BnB, VRBO, and pool rentals like Swimply. 2023 thru early 2025 is a time for us all to discuss these concepts and try to formalize an amendment to the Deed Restrictions should we collectively wish to do so.

In closing, we live in a highly desired community that residents work hard to maintain. It is also a result of the volunteers who beautify the spaces, organize the events, and who enforce those deed restrictions meant to sustain values. It is because of the neighborly relationships here, respecting and supporting each other within the community of Corinth Hills that we enjoy an enviable neighborhood. Your HOA Board tries to assist in these endeavors.

I encourage you to check the website pages regularly for all Corinth Hills information.

I look forward to seeing you in the neighborhood.

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