

# CORINTH HILLS

Corinth Hills Homes Association

Established in 1958



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

10-31-23

To Corinth Hills Members,

This past year was tremendously busy at the Calvert household, a lot of life going on and I am sure it was the same at your house as well. Corinth Hills Homes Association also had a lot going on and your Board is actively working on the HOA community's behalf. If you ever have a Corinth Hills related question, please visit the website for information and updates. Should the answer not be there, feel free to contact me.

The **Annual All Member meeting** is scheduled for November 15<sup>th</sup> 7:00 PM to 8:30PM at the Meadowbrook Park Clubhouse, Rosewood A Room. Scheduling conflicts pushed this annual meeting out into November this time. We will have a guest speaker: Lindsey Arnold Seevers, Curator of Engagement for the Johnson County Museum at the Arts & Heritage Center. Additional Agenda will be the financial update, old and new business, and election of officers. Light treats and beverages to be served.

Please consider volunteering for your HOA Board. We can use your talents and as much or as little time that you have to give.

Important **Leaf Pick-up update** for 2023. This year we have two competing companies offering dates for leaf pickup. Benjamin Lawn and Landscape will pick up on Wednesday November 8<sup>th</sup> for \$90 and Wednesday December 6<sup>th</sup> for \$117 or both dates for \$185. Envision Lawn & Tree pickup #1 Tuesday November 14 cost \$70 and pickup #2 Tuesday December 12 cost \$90 or both for \$150. Mix and match or either one. Find out how to participate on the "Calendar" page of the website.

Next year the **garage sale** weekend will be posted on the website and supported with the usual signage posted at all street entrances to C.H. plus the islands. We are not mailing a postcard nor posting advertisements due to the costs associated and the low participation rate now two years in a row.

**Financial Condition** – HOA dues will remain the same at \$50.00 this year, this is again due to the savings encountered during the pandemic and the 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 as of 09-30-23, however by year end 10-31-23 we likely will have dropped below this target threshold. We will discuss this issue further at the annual meeting. It is getting difficult to manage the level of current services at the same level of dues that were last set over 20 years ago. We anticipate an increase in dues for the 2024/2025 budget year. 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.

Our **Islands and entrances** continue to brighten up everyone's day as they experience Corinth Hills by car, bicycle, walking or taking a moment to stop and enjoy. Thank you to our islanders. As I told them at their social gathering, "The entire community is elevated by your talents donated. It is not easy to plan, grow and maintain a garden on a traffic island. The list of challenges is long; however, you successfully

accomplished a beautiful space for all to enjoy.” A big thank you to all who donate water to our islands, these gardens are not possible without that important contribution.

We are still looking for an “**Island Coordinator**.” This person supports and organizes the islanders, approves invoices, and is a Liasson to the board. Please consider volunteering for this important position. There is also an opportunity for someone to adopt their very own island at 81<sup>st</sup> Street and Roe Ave.; we will need a gardener to adopt it in 2024. Sandy Saeger hung in there for an additional year but 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.

Reminder of last year’s request of you. Please engage with me 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 effect in 2030. Note that a board member’s 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 timeline 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 playhouses, 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 through 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.

We are fortunate to have an active HOA upholding the community framework originally envisioned and set in place. The HOA provides social activities with neighborly interactions for its member residents. It organizes our volunteer islanders and generous water sources to further enhance the experience within our community. The HOA maintains a basic website and various communication tools with the desire of full transparency. Thank you to all who volunteer on behalf of the Corinth Hills Community.

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

I look forward to seeing you in the neighborhood.

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