

Willowbrooke Villas Home Owners:

What a difficult last couple of years. I would like to welcome all of the new homeowners to the Willowbrooke community. Thanks to everyone for allowing us to serve as your board members/officers for the Willowbrooke Villas Home Owners Association for 2020 and 2021. Although we have had to deal with many issues in the community, with the help of our new committees and volunteers things are starting to feel a lot more normal.

As we did not have a 2020 Annual Meeting, the two board members whose terms were expiring remained on for an additional two year term. (Peter Bajich and Bob Ostgulen) At this year's Annual Meeting there will be 3 positions available on the board as Keith Van Loo, Dawn Crumpley and Karen Myers are finishing their second year of their terms.

Here is a summary of some of the items we worked on the last couple of years:

1. Spring walk-throughs were performed with Vista Lawn as well as board members and our new committee. Recommendations were provided on mulching around our trees as well as some of the scheduled trimmings. Many thanks to the individuals and Lawn and Landscape Committee members who volunteered their time to improve our community. We were sad to see Dave Lervick move on as he had been a big help in making repairs throughout as well.
2. We still have homeowners who are not following the proper procedures requiring architectural approval from the board. The procedures and restrictions are listed in our Declarations and Covenants and the board will continue to enforce these. In addition, those with pets need to make sure that they are on a leash when outside of their property and that they are picked up after as well. This has become more of an issue recently and the Board may begin issuing fines to those individuals who do not follow the rules and regulations that have been established.
3. The HOA had some legal expenses regarding the turnover of the new north-side buildings and issues with the builder/developer. This has been an ongoing and time-consuming process and as of yet, there has been no real progress. We will continue to follow-up with the City to insure that our concerns are addressed. The board requested the City of Olathe to complete the missing sidewalk near the Willowbrooke circle entry which was completed this year.
4. The clubhouse and pool operations again were led by Karen Myers. She has provided a very detailed report which is included in this packet.
5. There were very little exterior projects completed the last two years. We did have some concrete driveways replaced and some asphalt repairs completed this year and still have other areas that we will focus on in the spring. Finding contractors to perform the work was a challenge and some of the quality of work completed left us a little disappointed.
6. The exterior painting of our buildings may start again in 2022 depending on our budget. We have received quotes from a couple of painting companies and the costs have doubled from what we had previously paid this last go around. We will definitely need to search for the right vendor who can deliver a great product for a reasonable expense.

7. We are currently looking at possibly adding downspouts to many of the buildings which will help the rain water from overflowing the gutters during big downpours. Getting the gutters and downspouts cleaned correctly will also help with this issue. Again, the contractor we had used in the past was not available and we did not get the same quality of work performed for us from the new company.

8. The remaining 24 units/6 buildings on the North Side of 112<sup>th</sup> Terrace have been completed and welcomed in to the HOA. There were many issues that plagued the timing on getting the units turned over to the HOA, but as of August 1, 2021, our community is now complete with 154 total units. As mentioned above, we are still working with the City of Olathe on several remaining issues and hope things can be completed to our satisfaction.

9. The new Social Committee has been very busy planning multiple community-wide events to get all of us together. Many thanks to them for their hard work for bringing the community out and about after last year's seclusion and quarantining that we all endured. I know they have several future activities in mind and I hope everyone can attend and enjoy these events.

In closing, I would like to thank the Board Members for all of their time and efforts made to keep things moving along the last couple of years. It was difficult at times, but without your hard work I don't know where we would be. I hope this will continue with the new board for 2022.

Again, welcome all of the new unit owners and I hope you are enjoying your new homes here in Willowbrooke.

Sincerely,

Peter Bajich,  
President  
WVHOA