

2022 Year In Review
Pete Bajich, HOA President

Willowbrooke Villas Home Owners:

The 2022 year was a strange one. We got a couple of early snowfalls that our new lawn and landscape company seemed to handle and met our requirements. Then they stumbled on the next, largest snow of the winter and subsequently broke our agreement within two months. Luckily, we were able to reach a new agreement with Messenger's Lawn and Landscape who has been a work in progress this year. As mentioned in our monthly meetings, we have a two-year agreement with them because they suggested it takes a while to figure things out. We learned that early on, as tons of wet weather put the grass mowing behind and created a much tougher mow for a few weeks. We now have our landscape committee working with Messenger's to help them transition to our property and keep them on task.

After that, we had the introduction of Google Fiber into our community. Although discussed at multiple board meetings, the Board should have sent out an announcement when the work was going to begin. Trucks and workers began to show up and cables and holes were found all over the property. In addition, there was irrigation damage throughout the whole community causing a shutdown of the large sprinkler system in the Rene/Summit area. That just happened to coincide with the longest drought that Kansas has seen in many years. This caused a lot of dead grass and hard ground. Many homeowners took it upon themselves to water their yards and trees to fend off the damage. Next Spring, we will find out the extent of the damages that will need to be dealt with.

The Board also approved a new Deck Replacement Guide. It introduced the acceptance of some of the newer, longer lasting materials as well as a potential deck extension procedure for certain decks. This was welcomed by many homeowners, but also was the subject of a healthy discussion at one of the monthly Board meetings. Please make sure you are following the guidelines on all of your exterior projects and submitting the required on-line architectural requests forms.

Early in the Spring/Summer there were some issues with homeowners allowing their pets to walk off-leash. That is against our HOA rules as well as the City of Olathe guidelines. Homeowners can be fined if complaints are filed and found to be in violation. This did improve in late Summer and early Fall. The Board wants to be sure everyone follows the rules that make our community a friendly environment.

Our communication with the City of Olathe regarding the builder of the North and South side homes on 112th Terrace came to an abrupt halt. Their lack of oversight and ability to enforce the builder to adhere to the building plans submitted created a great deal of finger pointing within the city and no one is willing to assist our HOA. We are still trying to determine if there is any legal action the HOA can take, as well as the individual homeowners filing a small claims suit on their own.

Again, there were very few exterior projects completed this year. We are in the midst of some concrete driveway work as well as replacing the two concrete aprons at the Summit/Rene entry. The early cold temperatures are pushing things off, but hopefully we can get some normal weather for a week or more so that these projects can be completed.

We added a couple of larger downspouts to two buildings to see if it would help with the rain water overflowing from the gutters during big downpours. Unfortunately, there hasn't been enough rain showers to get the results. Gutter cleaning should happen prior to year-end, weather permitting.

The largest issues we have to address are the 2023 financial responsibilities of the HOA. We are currently spending more money than our monthly assessments are bringing in. Almost all of our vendors have increased their fees during 2022 and the new contracts for 2023 are higher as well.

In addition, we are trying to work with the City of Olathe on a Street Improvement Program where they would pay 25% of the cost to repave our streets. They would manage the project and be our contact for a two-year period after the work is complete. The total project is approximately \$205,000 which would probably require a one-time assessment to all of the homeowners. A few different options have been developed to help determine how and what we need to do to make this all happen. This project will require a 60% vote in favor of to pass, so everyone's attendance or proxy will need to be counted on. See the attached document for further explanation.

Our Social Committee was very busy planning multiple community-wide events to get everyone together. Please see their report for a full rundown.

The Board would like to thank Karen Myers for all of her hard work and dedication to the Pool and Clubhouse committee. She has led this committee since it was formed almost twenty years ago. We are currently looking for an individual(s) who would be able to take this on for the HOA. Karen you will definitely be missed.

We have two Board members, Peter Bajich, President and Bob Ostgulen, Treasurer whose two-year terms expire this December. They both have decided to run again for the Board along with anyone else who may be interested. For those interested, please turn in your "Intent to Run" form to Young Management by November 24th.

The Board Members would like to thank all of the committee members and homeowners who attended this year's meetings as well as the kind words that were received from some of them. The only reward for doing this work is making the community a better place to live. Hope to see you on December 7th.

Sincerely,

Peter Bajich,
President