

CRYSTAL PARK

HOMEOWNERS ASSOCIATION NEWSLETTER



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IMPORTANT DATES

- Apr 28 & 29 - Neighborhood Garage Sale
- May 1 - HOA Dues Payment (2nd partial)
- May 27 - Pool Opening Day
- June 10 - Summer Cook-Out
- July 4 - Independence Day Bike Parade
- August 13 - Back to School Pool Party
- Sept 4 - Last pool day!

CONTACT INFO

Jessica Rolston - president@crystalparkha.org
Jamie Curboy - vicepresident@crystalparkha.org
Danielle Elliott - treasurer@crystalparkha.org
Patrick Lansdon - secretary@crystalparkha.org
All Board members - board@crystalparkha.org
Social Committee - social@crystalparkha.org
Welcome Committee - welcome@crystalparkha.org
Architectural (ACC) - architectural@crystalparkha.org

OFFICER REPORTS

President - *Jessica Rolston*

The new board has hit the ground running and has been very busy behind the scenes! In addition to bidding and scheduling repairs to the pool area and getting it ready to open, we have also secured a new lawn care company, [Foley Lawn Care](#), who have already been hard at work. More information about our contract for trash, recycling, and yard waste is later in the newsletter!

In a way to evolve with changing times, timeliness, and cost savings (roughly \$200 per mailing), all communication, including annual statements, is delivered via email. ALL members of the Crystal Park HOA should have an account on our website: crystalparkha.org and must elect into receiving email notifications. If you have not been receiving notifications, please visit the website click Profile > Email Options and select receive communication. If you still are not receiving emails, please check your SPAM folders. In addition, we will continue to put important information, documents, and dates on the website as well in case you miss an email. Having current contact information to receive communication is the responsibility of the homeowners.

Vice President - *Jamie Curboy*

Hi neighbors! Pool season is right around the corner! We've been working hard to get the pool, prepped and ready for another fun summer. The new key card system is installed and ready to go. This system does have a surveillance camera, which is a great added feature to monitor the pool.

All residents need to fill out a waiver prior to using the pool. All key cards have to be loaded into the new key system for access. To activate your pool card; fill out a waiver and input the key number or indicate you need a new card. If your family is in need of a new pool card, I will set up a time in May for new card pick-ups. Looking forward to enjoying another fun pool season!

Pool contact: Jamie Curboy, 913-620-1134

Pool Waiver: <https://forms.gle/8nktKdZ55p8HRZrR7> or found on the website under "Pool".

OFFICER REPORTS

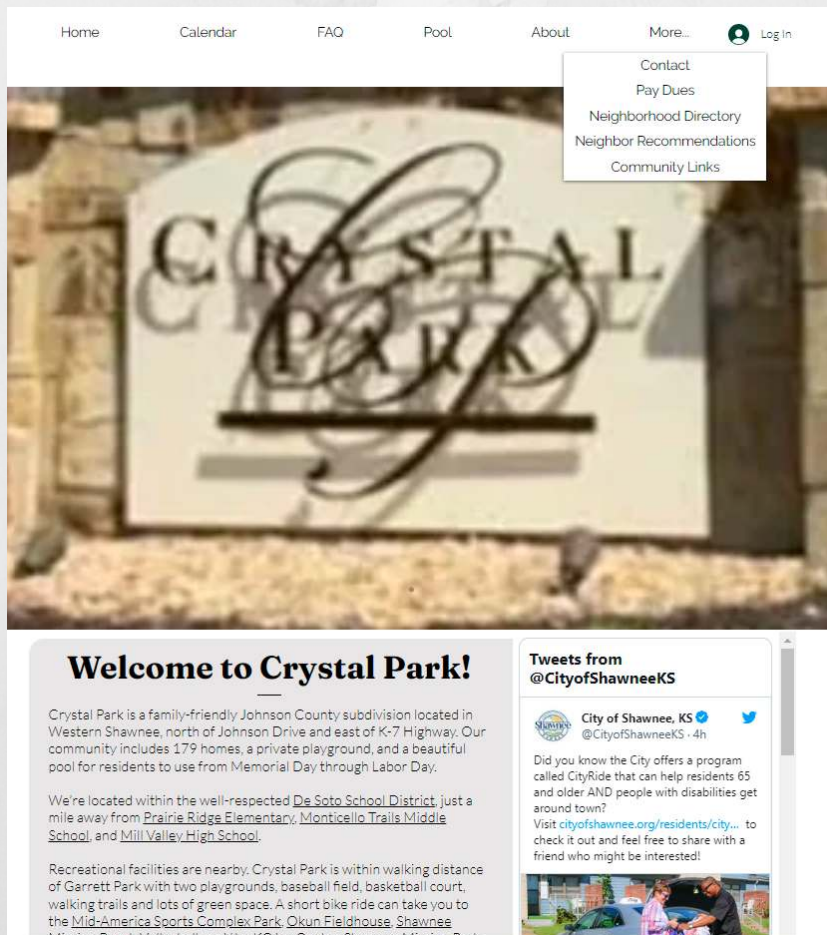
Treasurer - *Danielle Elliott*

I have been busy collecting dues and fees and diving into our budget and expenses. Moving forward, I will be focusing on our monthly budget to try to find areas to lower our expenses, for example, the pool internet (required for the security gate) & monthly banking fees.

Knowing that online payments are preferred by most homeowners, we will be researching a new online payment collection system that would incur minimum fees. The IRS has tightened restrictions on payment apps such as Venmo, Cash App, Facebook Pay etc., and businesses and non-profits (like HOAs) are required to pay fees. Our goal would be to find a method to collect our annual dues and fees online with the least amount of service fees.


Payment by check will ALWAYS be an option for those who do not wish to pay additional fees. My goal would be to have something in place for the 2024 HOA dues and fees collection.

Secretary - *Patrick Lansdon*



The screenshot shows the top navigation bar of the Crystal Park website with links for Home, Calendar, FAQ, Pool, About, and More... (with a Login button). A dropdown menu is open under 'More...' listing Contact, Pay Dues, Neighborhood Directory, Neighbor Recommendations, and Community Links. Below the navigation is a large image of a stone sign with 'CRYSTAL PARK' written on it. Underneath the image is a 'Welcome to Crystal Park!' section with introductory text and a list of nearby schools. To the right is a 'Tweets from @CityofShawneeKS' section featuring a tweet from the City of Shawnee, KS, about a program called CityRide.

I have been working on an updated website for Crystal Park (see landing page on left). The new website will look more modern and feature a better organization of information that is relevant to Crystal Park residents. We hope to bring this website online in early fall so that residents have time to familiarize themselves with the layout and make new profiles before the old website goes offline in January 2024.

Join our  group:
facebook.com/groups/crystalparkhoa

DOCUMENT SPOTLIGHT

In order to increase awareness with our Declarations and Restrictions documents, this section will highlight guidance from our HOA documents for commonly asked questions and neighborhood concerns. As always, homeowners should review and be familiar with our HOA documents located on our website under "Documents".

LOOKING TO REFRESH THE OUTSIDE OF YOUR HOME?

If you are painting your house or adding a structure like a deck to the outside of your home, you must submit a request for approval to the Architectural Control Committee (ACC) prior to beginning work. Please see the excerpt on exterior painting from XX(g) of the Restrictions Document. Approval form is found on the website under: "Architectural".

Exterior Painting.

1. House colors must be approved prior to their application. Homeowners will provide a color sample of all paints to be used to the Architectural Control Committee. The Committee shall give preference to neutral tones that blend in with the surrounding homes and shall have 30 days to approve or deny the color choice, or this covenant shall be considered fulfilled. Alternately, the homeowner may acquire the approval of all adjoining homes and present this to the Committee. Such approval shall fulfill this covenant. Homes that are already painted at the time of approving this restriction shall not be required to change. However, current home colors are not automatically approved and are subject to approval. Homeowners violating either the color approval may be subject to an assessment of up to \$100 per month the violation continues. This amount, if not paid when assessed, shall become a lien upon the property, along with any applicable interest.

2. Additionally, homeowners shall have 3 months from start to completion of painting. Homeowners violating either the completion date may be subject to an assessment of up to \$100 per month the violation continues. This amount, if not paid when assessed, shall become a lien upon the property, along with any applicable interest.

NEW TRASH, RECYCLING & YARD WASTE SERVICE PROVIDER



After a bidding process and review, the HOA board voted not to renew our contract with Waste Management in favor of hiring **Constable Sanitation** for our services. Through our review, keeping customer satisfaction, cost, and benefits at the forefront, Constable was the closest bid to our current rates; the others were upwards of an additional \$73-\$89 more annually per home. In addition, it includes services such as WEEKLY recycling and MONTHLY bulky item pick-up!

Exact start dates and a transition plan will be shared later this summer, [please make sure your email address and preferences are updated in order to receive timely information.](#)