

Heatherwood Homes Association Minutes

May 19, 2026

The meeting was called to order at 6:06 PM by Sandy Jameson. Those in attendance: Sandy Jameson, Dan Jameson, Steve Glary, Annette Glary, Harish Kumar, Ajit Sathe, Rena Finster and Paul Finster. Donna Klasing was absent.

Officer/Chairman Reports- The minutes of the April 21st Board meeting were presented. Steve moved and Annette seconded that the minutes be approved. The minutes were approved unanimously.

Treasurer- Steve presented a Treasurer's Report for April 2026 and the March/April 2026 Report of Budget versus Actual Income & Expenses.

Steve presented the following report: The end of April found our HOA on a strong financial footing. During the month, expenses for Grounds and Landscaping increased as was expected. The Board approved paying for repairs to the 147th and Floyd entrance sidewalk. The ground had heaved and caused the sidewalk to buckle. Repairs are expected to start May 22, when several sections will be replaced and leveled.

A purchase was made for two "No Solicitation" signs. They will be installed near the 149th and 147th street entrances.

As of the end of April, we have \$127,000 in our checking account. This is an excellent beginning for our paint project since this year's budget is almost \$87,000.

We had budgeted \$3,500 for our Spring Fling but only needed to spend \$2,277. Financially, next year I would budget \$2,500 versus the entire \$3,500. We had a special time, everyone who wanted hors d'oeuvres and drinks got them. There was plenty of room and the price was reasonable. Good job Socialites.

Our contact representative with Supporting Strategies has changed. We now have Shelli Pfab, who took over for Rachel. Shelli has multiple years with Supporting Strategies, and our transition has been smooth. She noted that our expenses for Coach's were not properly accounted for. After some investigation, she found the date on the Coach's receipt was 2025 not 2026.

We had several dues letters go out last month for late payment. They won't show up as a late payment until next month. All the April dues payments have been made.

Sandy moved that the Treasurer's reports be accepted, this was seconded by Rena. The motion passed unanimously.

Secretary- Assisted Harish in getting the new Sherwin Williams paint color catalog and the Paint Color Confirmation form uploaded to the Heatherwood website. Susan English uploaded the new forms and updated the verbiage on the website regarding painting. Contacted the Welcome Team regarding visiting one of the new residents in Heatherwood to make sure they understand about paying monthly HOA dues.

Vice President- Donna was unable to attend, but sent the following report:

Garage sale was held on May 14 - 16. Signs at both entrances were placed on May 12th and removed on May 17th. Volunteers Larry Bird and Elmer Fuller placed the posts for the banners. May 14th and 15th had good traffic, but May 16th had very poor traffic. The weather was sunny and not too windy.

The annual meeting should be held on November 12th. We must submit a certificate of liability insurance in July to Blue Valley School District.

The Welcome Committee met on May 6th. They have several houses on their radar: 7306 W 148th St. (sold but no activity), 7633 W 148th Terr. (sold but not yet occupied, some contact with one of the new owners, need full visit), 7629 W 148th Terr (sold but not occupied, some contact made, need full visit), 7406 W 148th Street (pending sale) and 7504 W 149th Street (still under renovation).

The committee voted to use their \$100 budget to purchase name tags, sticky notes and stationery for folders. (Will have samples at next Board meeting.)

The committee also wants to develop a Heatherwood poster to use at various HOA events. The goal is to align all material with the same look. Using the monument photo be consistent across all welcome materials.

Fall social and Christmas event – no new information to report.

Architecture- Received two requests for a new roof, one request for a deck, one request for a fence, and one request for a wood platform to hold a grill. All were approved. Had a request for roof information. The fallen section of fence between Heatherwood and the shopping center at 149th and Metcalf has been repaired.

Lawn & Grounds- Annette presented the following report for May:

Since previous report, we've paid invoices totaling \$11,987.

April 28, paid Horizon \$1,950 for street tree trimming.

April 30, paid Horizon \$725 for common area bed maintenance.

May 1, paid Horizon \$9,312 for mow, trim, edge and blow.

No Solicitors sign update: Signs have been ordered and expected this week or next.

Sidewalk at common area, Floyd and 147th Street: Foundation Recovery Systems will make repairs on May 22.

Planting/weeding plan: We've identified additional plants and flowers to install in the common areas. Additionally, lots of overgrowth needs to be cleared. (Lots of ivy overgrowth.) Hedy Beil and Cathie Hinkle have planted the new plants. Next task is ivy pulling and summer planting by Horizon.

Painting- Reviewing paint colors selected by residents whose homes are being painted this year. The painting should start after May 25th (Memorial Day). Harish sent the painting schedule out to those residents. Harish wants to triple check their color choices, so no one is disappointed later with the colors they chose. Gecko will paint two houses a week. They should be finished in the week of August 10th. Any wood rot must be fixed before the house can be painted. Still waiting on paint color confirmation forms for 3 or 4 houses.

The person who prepared the Heatherwood PPG paint color catalog several years ago has prepared a catalog using similar Sherwin Williams paint colors. She needs to make a couple of changes to it and then we can start using it as a resource.

Old Business-

Dan shared correspondence with the attorney on the changes to the HOA Declaration of Restrictions. This covered responses to the questions we had at last month's Board meeting. We had a few follow-up questions for Dan to ask the attorney. It shouldn't take much longer for the attorney to complete the revised Declaration and Declaration of Restrictions. Copies will be distributed to all homeowners upon completion.

In the Declaration of Restrictions currently being revised by the HOA's attorney, a provision has been added to Item 15(c) which permits the HOA Board to issue fines to homeowners for violations of the Declaration of Restrictions. After discussion, the Board determined that there are two instances where fines can be issued by the HOA Board: architectural noncompliance and non-owner occupation. The Board will start by sending the noncompliant homeowner two email notifications to try and resolve the issue. If that does not get the desired result, we will issue a certified or signature-required letter which will give them 30 days to fix the issue. At the end of the 30 days, we will impose a fine of double their monthly dues amount. The motion was made by Sandy and seconded by Steve. The motion passed unanimously.

New Business-

A resident on one side of a duplex had their roof inspected for hail damage and the roofer said that the other side's roof is in really bad condition. The other side is not currently occupied. Dan will talk to the HOA's attorney and see what actions can be taken to get the owner to get the roof repaired.

There is also a villa that has been unoccupied for a while. We will have to see if we can contact the owner to find out what their plans are for the property.

Sandy contacted one resident to make sure they know that they are not permitted to rent out their house. There are a few exceptions to this restriction, but their situation does not qualify.

One property had been behind on their monthly HOA dues since the property changed owners. The issue has been resolved.

A resident requested permission for a family member to park a camper outside their residence for a few days to load their belongings as they are moving out. The Declaration of Restrictions states that campers and trailers may not be parked overnight on any lot except in an enclosed garage. Although temporary parking for the purpose of loading and unloading is permitted for the maximum of one consecutive night. Parking can be permitted with the prior written approval of the Board. The Board discussed the situation and voted 5 to 1 to grant permission. The one dissenting vote was concerned that this would set a bad precedent.

Two homeowners are having flooding problems due to water drainage from adjacent properties during heavy rainstorms. They inquired as to whether the HOA would pay to fix the issue. They will have to work with their neighbors to get the problem fixed.

The next Board meeting will be at 6:00 pm on June 16th, at Donna Klasing's house.

Annette moved that the meeting be adjourned and the motion was seconded by Rena. The motion passed unanimously. The meeting was adjourned at 8:19 PM.

Respectfully submitted,
Rena Finster, Secretary