

## **Heatherwood Homes Association Annual Meeting Minutes**

### **November 20th, 2025**

The Annual Meeting was held at the Blue Valley Academy, Commons Room on 11/20/25. The doors opened at 6:00pm with registration and meal pick-up. At registration, each person was given a packet of information. First was a pre-printed name tag which also listed the meal they had chosen when they made their reservation. Second was a print-out of their information from the 2025 Heatherwood Directory. Third was the agenda for the evening. And fourth was the ballot to be cast for open Director positions later in the evening.

Greg Hunter, President, opened the meeting at 6:47. He asked everyone to refer to the packet they were given at registration, and review their Directory information. They were asked to mark any information that needs to be changed for the 2026 Directory, and to give the changes to Paul Finster, HOA Communications Coordinator. Greg gave an update on the HOA for 2025. Each Director then gave an update of their area for the current year. The report of each Director is attached.

President Greg Hunter then announced that there were two vacant Board positions as he and Cindy Hunter were rotating off the Board. Greg explained that the Board had decided that it wasn't a good idea to have the President, Vice President and Treasurer all rotating off the Board at the same time. So the Board decided to change the terms for President and Treasurer to 3-year terms that would be staggered so that they do not rotate off in the same year. Steve Glary, Treasurer, agreed to add one-year to his term so that he did not rotate off the Board this fall when Greg and Cindy rotate off. Greg introduced the two candidates who were nominated for Board positions by the Search Committee created by the HOA Board in 2025. Sandy Jameson is running for President (3-year term 2026-2028) and Donna Klasing is running for Vice President (2-year term 2026-2027). Greg then asked if there were any other nominations from the floor for Board of Directors. Hearing none, the nominations were closed.

The two candidates introduced themselves and gave a brief synopsis of their qualifications. A copy of their information is attached. Everyone filled out their ballots, the ballots were collected and counted. Also counted were the absentee ballots that had been mailed to, or dropped off at, the home of Rena Finster, Secretary. Both candidates were elected unanimously.

Annette Glary, Lawn & Grounds Chairman, then thanked Greg and Cindy Hunter for their service on the Board and presented each with a gift.

Cindy Hunter awarded the centerpieces on the tables to the person sitting in the chair at each table marked with a green dot.

The floor was opened up for a Question & Answer session.

Question #1 – The home at 7609 W 149<sup>th</sup> has been unoccupied for several years since the owner passed away. What can be done about this situation? The Board will look into it.

Question #2 – How can we get rid of rental properties in the neighborhood? The Board has received other complaints about this and are working with an attorney to see what can be done. We have to keep the legal costs in mind, but our goal is to have all Heatherwood homes be owner-occupied.

Question #3 – Can we get our trash service to do glass recycling every 3 months or so? We don't think that any of the waste disposal companies provide glass recycling.

Question #4 – Can we do something to cut down on the speeding on 149<sup>th</sup> street? We may be able to temporarily have a sign that displays the speed of an approaching vehicle, but we do not want to install speed bumps.

Question #5- What can be done to enforce the restrictions on leaving your garage door open during the day? They are only supposed to be open when in use.

Remark #6 – Thank you to the volunteers who stepped up this year. Hope we can all be good neighbors.

Remark #7 – When you walk your dogs, please keep them out of other people's flowers and landscaping.

Remark #8 – Welcome to all the new neighbors who moved in during 2025.

The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Rena Finster

Heatherwood Secretary

## **Heatherwood President Annual Report**

Annual Meeting: November 20, 2025

Thank you all for attending. I have 4 updates to share.

First, please check your contact information that is included in your packet tonight. (Are your email and phone numbers correct?) The email distribution is our main way to communicate for monthly newsletters and all other monthly news updates about mowing or fertilizing applications. Contact Rena or Paul Finster for any updates.

Second, please consider participating on a Heatherwood HOA committee. Going forward we may add some new committees. Learn more about these committees in coming months.

Third, business of the HOA. I have a few updates from this year.

1. The HOA is financially sound and no assessments are needed, but a small dues increase may be needed next year.
2. We changed our insurance company from American Family to Philadelphia Insurance Company. American Family stopped their product for insuring HOA's.
3. We changed about a third of our reserve money accounts from low interest CD's to a higher interest money market account.
4. We continued our mud-jacking of sidewalks project. Which improved another five locations.
5. We started a review of the legality of continuing to have rental properties within Heatherwood.
6. We reviewed the possibility of turning our HOA over to a property management company. Thankfully we had volunteers to be on the Board, so that action was not taken.
7. We added one amendment to our HOA declarations, limiting the time a dumpster or storage POD can be in the driveway.
8. We are actively reviewing our options for a new paint contractor for the coming years.
9. This year, the Board identified a gap in knowledge transfer when both the President and Treasurer left the Board at the same time. We discussed and amended the President and Treasurer positions to staggered three-year terms.

Fourth, this is my last meeting, and to tell you the truth, if we still lived here, I would run again! Thank you for giving my wife Cindy & I the opportunity to serve as your directors, you can thank Mark Allred for twisting our arms to run two years ago. Again, thank you and we wish you all the best!

Greg Hunter

President

## **Heatherwood Vice President Annual Report**

Annual Meeting: November 20, 2025

I am just completing my two-year term as Vice President of Heatherwood Homes Association. It has been a pleasure serving on the Board with a great team these past two years. Planning events has been so fun and it made me so happy to see the great turnouts of Heatherwood residents. Here is a summary of the things that occurred this past year in 2025:

1. Christmas Caroler Event located at Heatherwood Main Entrance on December 10, 2024.  
4 College Students - members of Overland Park Community Church came and sang Christmas Carols for 30 minutes. Hot Chocolate and Cookies were served! So much fun!
2. Spring Social at YaYa's Bistro Banquet Room on April 17, 2025 from 4:00-6:00pm.  
There were 77 people in attendance. Drinks and appetizers were enjoyed by all.
3. Spring Garage Sales were held May 15, 16, 17. Signs with colorful flags were placed at both entrances to attract people to come to the neighborhood sales.
4. Fall Social Outdoor Event on September 27, 2025 from 5:00-7:00pm. This event was catered by Stroud's Chicken. Location was at the intersection of Newton St. and 149<sup>th</sup> St. Five tents were set up and tables and chairs were rented from Gerken Rental since we had 87 people in attendance. It was a beautiful evening with great food and fun prize give-a-ways. Thank you to all who were able to attend!
5. Fall Garage Sales were held October 9, 10, 11. Again signs and colorful flags were placed in the entrances to attract people.
6. Annual Dinner/Meeting on November 20, 2025 from 6:00-9:00pm at BV Commons 600.  
There were 4 dinner choices to choose from catered by Brancato Catering. Dinner was first, followed by the annual review by the President Greg Hunter and individual summaries given by each of the officers on the Board. Then elections were held for openings on the Board of President and Vice President. Ballots were passed out to each member, counted and the new Board position winners were announced.

I attended all the monthly Board meetings throughout the year, reporting on upcoming events and had discussion afterwards with the Board. I submitted bills as they occurred to Rachel at Supporting Strategies for reimbursements from each event. I also supported my husband, Greg Hunter, President of Heatherwood Homes Association, as needed. Another task I was involved with was helping Jo Warmuth and Peggy Ferguson the "New Neighbor Welcome Committee" fill welcome bags with information and gift cards from McLain's Bakery and serve as liaison between the two ladies.

Respectfully submitted,  
Cindy Hunter Vice President

## **Heatherwood Secretary Annual Report**

Annual Meeting: November 20, 2025

### **Summary:**

This was my first year serving as Secretary and it was made much easier by having my husband, Paul Finster, volunteering as Communications Coordinator. The main responsibilities of Secretary are taking the minutes at Board Meetings, sending out communications from the Board to the Heatherwood residents, and maintaining a database of the contact information of all Heatherwood residents. This database is used in issuing a directory each year so that you can more easily contact your neighbors.

### **Highlights of 2025:**

**Updates to HOA website.** Susan English maintains the Heatherwood Homes website. Each month I send Susan the minutes from the monthly Board meetings and the monthly newsletters issued by Greg Hunter. Susan then uploads these items to the website. This year, we also updated the HOA Documents section of the website for: (1) a Temporary Bylaw Proviso which was issued by the Board to allow Greg & Cindy Hunter to serve until the end of their terms in November 2025 even though they had moved out of Heatherwood. (2) An Addendum related to roof materials and roof projections that was approved in October 2024. (3) A new rule the Board passed regarding dumpsters and mobile storage/moving containers.

**Heatherwood Directory.** Throughout the year, Paul and I updated our database with information on people moving in or out of Heatherwood. Rosemary Kaploe had been the New Neighbor Welcome person for many years, and she passed that responsibility on to Jo Warmuth and Peggy Ferguson in 2025. They in turn pass on to Paul and I, the information they have gathered on homes sold and homes purchased and the new owners of those homes. We use this information to update the database. We also get informed occasionally of a resident that has passed away, and we update our database for that information. We are currently working on updating our database for any name changes, new phone numbers or email addresses, so that we can issue the 2026 Heatherwood Directory next month. Please let us know of any changes or additions to your information so that we can make those changes before we have the directories printed.

**Emails throughout the year.** The email addresses we have in our database are also very important as we send out emails to all our Heatherwood residents on a frequent basis. Paul sends out mass emails to everyone with Greg's monthly newsletters; social events being put on by the HOA; Lawn & Grounds notices from Annette regarding mowing, fertilizer treatments, snow removal, etc.; trash pickup schedule changes; and other items that come up from time to time. If you are not receiving at least one email a month from Paul, you need to contact us with your correct email address.

I am thankful for Dave Blunt's assistance in helping me get started in this Board position last fall and for his recent help as I am getting ready to issue the new directories for 2026.

Rena Finster

HOA Secretary

## **2025 Heatherwood Homes Association Treasurer's Report**

Annual Meeting: November 20, 2025

The final numbers won't be out until January of 2026, but the HOA is on track to reach and stay within our budget for 2025.

There are four areas I would like to comment on:

First: There isn't a contractor that we work with that didn't have a price increase this year. Our painting, lawn service, trash pick-up, electricity and water all went up in cost. I was able to manage those increases taking money we had budgeted for snow removal and lawn care. But fiscal management and inflation are our biggest challenges going forward. Our dues are fixed; our costs are not. I want to be responsible and that may mean a dues increase, so that our services don't suffer.

Second: We have started to address neighborhood rentals. Let me explain why. To begin with, it is clearly stated in the bylaws that there will be no rental property, all homes must be owner-occupied. We have several homes that were purchased clearly as rental property, despite the bylaws. Which means the property owners disregarded the rules. As Greg has mentioned, we are working with an attorney to remedy this issue.

Let me explain why this is important. Rental property is treated as a business by the IRS> As such, all expenses incurred in maintaining the residence are deductible as a business expense. Things like lawn care, trash removal, snow removal and painting of the house, are all deductions for the owner. As an HOA, we get a bulk discount on lawncare, snow removal, trash and painting. In other words, we pay an average of \$12 for lawncare per week. WE pay an average of \$3,000 to paint a house. There is no way that a single home can get that cost. You as an HOA dues payer, are subsidizing their business venture.

Third: Our painting contractor caused a stir last summer. He expected payment within three days of completing the house. Our contract is for payment in 14 days. He pulled his screws off the work and told neighbors it was for non-payment. We pay almost \$100,000 to paint our neighborhood each year. That is a good way to lose our business.

Fourth and Final: Supporting Strategies, our HOA bill management company, has done a terrific job again this year. This is a professional organization which charges the Association only what is due for the work that is performed.

Of course, we still have a month and a half to go in our budget year, but I am confident in expressing my belief we will finish the year with a surplus. Last year our surplus was \$56,000, this year it will likely be less than \$20,000.

Thank you for the opportunity to serve Heatherwood as your Treasurer this year.

Steve Glary

Treasurer

## Heatherwood Lawn and Grounds Annual Report

Annual Meeting: November 20, 2025

### Summary:

This was our second year with our Horizon contract. They continued their excellent service while taking care of the lawn and grounds of Heatherwood. It was definitely an exciting first year for me, beginning with record snowfall in January, followed by three more snow events. We saw the loss of several large ash trees in our community and the Heatherwood Garden Club was formed.

### Highlights of 2025:

**Snow, and lots of it.** In January we saw a record snowfall of ten inches. This was followed by three more snow events, thankfully in smaller amounts. High praise goes to the snow removal crew from Horizon. Our first big snow removal event occurred when temperatures were single digits and wind chill was well below zero. Before it all ended, we spent \$32,000 on snow removal.

**Tree, fence and shrub cleanup.** In March we learned of the Overland Park plan to remove ash trees throughout the city. As the summer progressed, the ash trees were removed at both Heatherwood entrances. This resulted in major changes to both entrances. The wood fence along 149<sup>th</sup> Street was cleaned, and the weeds and overgrowth were removed. In the fall, major shrub and weed cleanup occurred in the park at 147<sup>th</sup> and Floyd. This allowed the crew clear access to the irrigation panel and several sprinkler heads.

**Attack of the army worm.** Our warm, dry summer introduced the neighborhood to the arrival of army worms. The decision was made to add an army worm treatment for the entire neighborhood, as a one-time event, in an effort to decrease damage.

Overall, it was a busy year. I am grateful to Rich Collins for his gracious handoff of the lawn and grounds information. Walking me through the details gave me a good start to my first year. I'm also grateful to our Horizon manager, Tom. His exceptional customer service is much appreciated.

Annette Glary

Chair, Lawn & Grounds

## **Heatherwood Architecture Annual Report**

Annual Meeting: November 20, 2025

### **Summary:**

This was my third year serving as Architecture Chairman. The main responsibilities of Architecture Chairman are ensuring home and property changes comply with community covenants, managing the application review process, review and approve plans and maintaining the records of all architectural requests and decisions.

### **Highlights of 2025:**

There were about 35 overall requests this year, some requested information and others were for approval.

**Roof Information and Requests.** We had about 22 requests, 16 comprising of roof replacements which were approved and the rest related to information requested.

**Fence Requests.** We had about 5 fence requests which were approved and one of which was for landscaping the border with small shrubs/trees instead of a fence.

**Deck Requests.** We had about 5 deck requests, all of which were approved.

**Landscape.** We had a couple of landscaping requests and one request on a portable fire pit.

**Sidewalks Mud Jacking Project.** The sidewalks were uneven and, in some cases, risky to walk or jog on. We also had an incident where someone fell while they were walking. We reported the issues to the City, but they are under backlog and would have taken more than a year to complete them, so we decided to mud jack at least 5 areas of bad sidewalks to start with and we got them completed for the safety of the neighborhood walkers/joggers.

**Addendum:** We also added an Addendum to our HOA Regulations for placing a big dumpster or moving POD outside of your home.

Ajit Sathe

Chair, Architecture



## Heatherwood Paint Annual Report

Annual Meeting: November 20, 2025

### Summary:

This was my third year serving as Paint Chairman. The main responsibilities of Paint Chairman are preparing a schedule for the order of painting each residence in Heatherwood in a 7-year cycle, managing the painting contractor and reviewing the work performed, maintaining a paint color catalog for homeowners to select colors from, and notifying homeowners when it is time for their home to be picked and approving the color choices they make.

### Highlights of 2025:

There are 197 residences in Heatherwood consisting of 111 villas and 43 duplexes.

**Houses Painted in 2025.** We were scheduled to have 30 houses painted in 2025, but only 29 houses got painted. This is because a new homeowner wanted to wait on painting their house until after they had a new roof put on. By the time the roof was done, we were having problems with our painter and couldn't get him back here to paint that last house.

**Contractor Issues.** Paul Potter has been the painting contractor here at Heatherwood for about 20 years, but we had some issues with him this year. He was sending the bill for painting a house before it was done. Our process is for the Chairman to check that the work had been completed, and the homeowner was satisfied, before paying the bill. This year they walked off a paint job and said it was because they weren't paid for work performed. Our policy is that invoices are paid in 14 days. Communication fell apart with Paul Potter other than him requesting payment. We have tried calling him and emailing him and he does not respond. Paul's subcontractor foreman, Corey, has not been able to reach him either.

**New Painting Schedule.** We plan to rework the 7-year cycle to schedule the houses being painted each year to be on the same block. This will be more efficient, enabling the painters to just move to the next house as they finish each house.

**New Paint Catalog.** We have not updated the colors in our paint catalog for a while. We will renew the catalog to include colors that are more popular currently. Send me an email if you want to make any color suggestions.

**New Painting Contractor.** We need to find a new painting contractor. The Board members have contacted several painting contractors but are having a hard time getting contractors that will submit a bid with a flat fee per villa and per duplex. If you know of any paint contractors that would be a good possibility, let me know.

**Change Paint Brand.** PPG Paint was sold to Spectrum and Spectrum does not provide the same services that PPG did. We lost our history of the paint colors used on each house and no longer have a person in the paint store who will help homeowners select colors for their home. We want to switch to Sherwin Williams or Behr to get a good quality paint and better customer service.

Harish Kumar

Chair, Paint