



Post Oak Farm

NOVEMBER 2011

**POST OAK FARM
HOMES ASSOCIATION**

P.O. Box 14042
Lenexa, KS 66285

www.postoakfarm.org

Greetings to all Post Oak Farm Residents

It is hard to believe it is already mid-October! The leaves are falling and yes, winter is just around the corner. This has been a busy year with many fun activities in the neighborhood as well as business to accomplish. Several things have taken place since our last newsletter. We had a very successful Annual Meeting. Subsequently, we held numerous finance meetings. We put some payment plans in place to enable residents to pay their dues or assessments. We met with several pool contractors, checked contractor references, and now we are beginning our pool renovation.

We thank the outgoing officers and Area Directors (ADs) who have made 2010-2011 a success. Also, a special thanks to Vic Vann who accepted the responsibility to oversee all of the pool matters involving maintenance, contacting pool contractors, sending bid specs, and managing contractor meetings. Now, a contractor has been awarded the pool renovation contract. Joel Walk did a great job handling all of the financial collection and communications during the past two years.

I also want to thank all of the new Officers and ADs who have volunteered this year and joined the others currently serving. It will be a great year and I look forward to working with all of you.

Regards,
Larry Kampschroeder, President



Annual Meeting

September 19, 2011



On September 19, 2011, the POFHA Annual Meeting was held at the Johnson County Lackman library. The 2011 financial results and the 2011-2012 Budget were discussed and approved (see inside page) All of our officer and AD positions were filled and approved. Then we were updated on the progress of the pool renovation.



Thank You Post Oak Farm

The economy has made the past two years a real strain on some of our residents. The neighborhood showed their real strength and faithfulness as a majority of residents paid their dues and assessments on time.

The entire board wants to express our gratitude to those who have met this challenge. Because of our faithful residents, we have sufficient funds to begin the renovation of the pool and cover the projected 2011-12 budget.

Pool Renovation Update

from Vic Vann

We have been working since the second week of July when we first contacted contractors and finally by the first week of October we had enough information to select the three best bids. The Board of Directors met for three consecutive evenings at the pool with each of the final three contractors. We asked many questions about their bids and asked each contractor to bid some additional work. This took another week and a half. At our Board of Directors and Pool Committee meeting, Oct. 22nd, we awarded the bid to Mid-America Pool Renovation, Inc., Grandview, MO.

The reasons that Mid America Pool Renovations was selected follow:

1. Bid presentation was the most professional of the bids
2. Their reference list and completed projects were extensive compared to competitors.
3. When asked about a bad reference we found in their list they responded with documentation explaining their side of the story within 48 hours.
4. All of their work is done in house without sub-contractors.
5. They offered the longest warranty period on parts of the contract.
6. They are experienced in building and renovating pools of all sizes in multiple states.

The Board of Directors and Pool Committee met with Mid-America Oct. 27 to finalize the contract and received a copy for review. Our lawyer will review the contract and we will meet again to sign it. A start time will be determined at the meeting.

The contractor requires access to our water for this project. If the weather turns too cold we will be forced to winterize the plumbing at the pump house because it is not heated. The work is to be completed early in 2012.

We thank all of you that paid your pool assessment to make this possible. The final contract price and project details will be provided in your next newsletter.

POFHA Pool Committee
Vic Vann, Chairman

POFHA Resident Handbook

The new Resident Handbook is updated and available. The ADs will deliver it with this newsletter. If you do not receive one, please contact your AD. To find your AD, check out the Web site at <http://www.postoakfarm.org/area-map>. We thank the ADs for contacting residents to keep our information accurate. We also thank Laura Kampschroeder for putting it together.

If you know of any changes, please contact Laura throughout the year. If you do not get neighborhood e-mails, please send a note to Laura to include your e-mail address for neighborhood information between newsletters.

Morning Coffee Club

Tuesday mornings • 8:30 a.m

This group meets Tuesday mornings at 8:30 a.m. at the pool, someone's home, a restaurant, or a coffee shop. If you want to join the fun, call Laura at 888-6606 and ask for your name to be added to the e-mail list so you will know where to meet.



New POFHA Neighbors

We would like to welcome any new neighbors to Post Oak Farm. Please send your information to Marilyn Vann. If you have any questions, please contact your AD or any officer. We want you to enjoy your new community and you are welcome to participate on any committee or in any activity.

Be sure to read your Lenexa TownTalk October 2011 Issue

1. New solid waste regulations
 2. New left turn and pedestrian traffic signals
 3. Flood insurance discounts available
- Keep your leaves out of the street and storm drains to protect the health of our water.

Composting bins can be obtained through the K-State Research and Extension service
11811 S. Sunset Drive, Suite 1500, Olathe, KS 66061,
Phone: (913) 715-7000

Post Oak Farm Budget / Fiscal Year End Numbers

	FY 2009-2010	FY 2010-2011	FY 2010-2011	FY 2011-2012
OPERATIONS	ACTUALS	BUDGET	ACTUALS	BUDGET
CASH beginning balance	\$25,754.32	\$25,382	\$25,381.62	\$21,328
INCOME				
dues: current year	\$43,855.79	\$42,178	\$42,926.57	\$44,200
dues: prior year	\$885.62	\$450	\$1,092.85	\$450
Miscellaneous	\$79.13	\$100	\$112.22	\$40
Interest	0	\$200		\$0
<i>Total Operating Income</i>	\$44,820.54	\$42,928	\$44,131.64	\$44,690
EXPENSES				
POOL				
Utilities	\$5,683.04	\$5,800	\$7,287.60	\$7,076
Grounds Maintenance	\$1,055.00	\$1,200	\$740.00	\$900
Repairs / Furniture / Fixtures	\$5,068.93	\$5,000	\$3,846.44	\$5,000
Management - current year	\$20,472.00	\$22,500	\$21,372.00	\$23,440
Management - prior year	\$7,275.00	\$500		\$1,000
TOTAL POOL	\$39,553.97	\$35,000	\$33,246.04	\$37,416
ADMINISTRATION				
Printing, postage & misc	\$1,601.86	\$1,000	\$892.78	\$1,000
Legal	\$567.25	\$575	\$32.00	\$360
Directory	\$324.10	\$350	\$0.00	\$350
Insurance	\$2,392.00	\$2,500	\$2,561.00	\$2,740
Taxes	\$388.60	\$400	\$487.14	500.00
TOTAL ADMIN	\$5,273.81	\$4,825	\$3,972.92	\$4,950
ARCHITECTURAL				
Ground Improvements	\$59.21	\$400	\$146.56	\$400
SOCIAL				
Luminaries	\$132.96	\$150	\$169.92	\$200
Misc (family day, pancake)	\$173.29	\$500	\$609.89	\$1,000
TOTAL SOCIAL	\$306.25	\$650	\$779.81	\$1,200
WELCOME			\$39.48	\$65
<i>Total Operating Expenses</i>	<i>\$45,193.24</i>	<i>\$40,875</i>	<i>\$38,184.81</i>	<i>\$44,031</i>
NET INCOME (LOSS)	(\$372.70)	\$2,053	\$5,946.83	\$659
Fund transfer to CD			(\$10,000.00)	
CASH ending balance	\$25,381.62	\$27,435	\$21,328.45	\$21,987
POOL ASSESSMENT				
INCOME				
transfer from contingency	\$1,000.00		\$32,570.73	
collections (2010 & 2011)	\$31,555.72		\$25,752.27	
interest	\$15.01		\$152.10	
transfer to contingency			(\$1,000.00)	
<i>ending balance</i>	\$32,570.73 *		\$57,475.10 **	
CONTINGENCY				
INCOME				
beginning	\$28,214.15		\$27,282.74	
transfer between pool fund	(\$1,000.00)		\$1,000.00	
Interest	\$68.59		\$383.66	
transfer from operating			\$10,000.00	
<i>ending balance</i>	\$27,282.74		\$38,666.40	
* Balance comprised of money market \$3570.73 + CD \$29000 (mat 10-12-11) = \$32570.73				
** Balance comprised of money market \$28323.00 + CD \$29152.10 = \$57475.10				

Delinquent Homeowners

This year we have several residents that still have not paid their dues or assessments. This is in violation of the Bylaws and Covenant of Restrictions we all agreed to when we purchased our homes. Any unpaid portion is eventually absorbed by all of the other residents through increased dues.

If your address appears below you should contact your area director or the treasurer. In accordance to our Bylaws we have filed property liens as we advised in the last letter sent to your address.

13201 West 82nd St	8104 Haskins Drive	8102 Hauser Drive
13206 West 82nd St	8203 Caenen Lake Rd.	13302 West 80Th Terr
13301 West 82nd St	8205 Caenen Lake Rd.	13310 West 80Th Terr
13402 West 82nd St	8212 Caenen Lake Rd.	13403 West 80Th Terr
13406 West 82nd St	8111 Noland Road	13410 West 80Th Terr
8102 Haskins Drive	8201 Noland Road	7916 Haskins Drive
8103 Haskins Drive	7904 Noland Road	8107 Pflumm Road

Holidays are Approaching!

I know this seems early to be talking about Thanksgiving and Christmas, but to reduce time and effort on everyone's part we are including the holiday information in this newsletter.



We will not distribute luminaries this year. Instead we will place wreaths on the neighborhood entrance signs.

Holiday Lighting Contest

Sunday, December 18th - Tuesday, December 20th

The rules remain the same as last year and are available on our website: <http://www.postoakfarm.org/wp-content/uploads/2010/12/lighting-rules.pdf> If you would like to participate, have your lights on by 7:00 p.m. on the evening of Sunday, December 18th-Tuesday, December 20th for the judging by the Post Oak Farm Board. Last year's winners and Board members are excluded.

The prizes are:

First Prize.....	\$50.00
Second Prize.....	\$25.00
Third Prize.....	\$10.00



These prizes will be given as gift cards from Home Depot. Finally, with the residents' permission, signs will be placed in their front yard indicating their place. We look forward to seeing the creative decorations our residents use to make this a great event.

Happy Holidays

Happy Thanksgiving and a Very Merry Christmas to all Post Oak Farm residents. Enjoy time with your families, friends, and your neighbors.



FISCAL YEAR 2011-2012 POFHA BOARD OF DIRECTORS, and COMMITTEE MEMBERS

BOARD OF DIRECTORS

OFFICERS

President	Larry Kampschroeder	.....486-6606
Director at Large/VP	Larry Odum	.....608-5944
Treasurer	Joel Walk	.....709-6438
Secretary	Jane Fallek	.....888-0196

AREA DIRECTORS

Area 1	Crystal Smith	.....207-4204
Area 2	Laura Wollard	..... 816-806-4123
Area 3	Tom Odell	.....599-2215
Area 4	Angie Freund	.....963-9966
Area 5	Emily Connor	.....541-1424
Area 6	Eric Smith	.....957-5993

COMMITTEES

Architectural Committee

Bob Stevens, Chair	.....599-2545
Dave McDonald	
Steven Garrison	

Communications Committee

Rachel Ronan	..... Newsletter / Web site
Laura Kampschroeder	..... Directory
Marilyn Vann	..... Welcome

Pool Committee

Vic Vann, Chair	..... 894-1177
Debbie Byrne – Party Coordinator	
Bruce Alquist	Mark Kahler
John Balling	Larry Kampschroeder
Kati Bradley	Debbie McDonald
Doug Clark	Bob Stevens
Robert Cooper	Les Vahsholtz
Karolyn Ferguson	Joel Walk

Social Committee

Laura Kampschroeder—Chair	.....888-6606
Helen Benson	Christi Quesada
Debbie Byrne	Les & Carole Vahsholtz
Robert Cooper	Vic & Marilyn Vann
Mike Gray	Brad Wilson
Larry Kampschroeder	Rosalee Wilson
Debbie McDonald	Alice Wright

Please call Larry Kampschroeder 486-6606 if you would like to serve on a committee.

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