

- Special points of interest:
- B.O.D. Meeting Minutes
 - Manager's Report
 - Reminders & Ads
 - Monthly Calendar

THE CLARION

President's Message

February 2010

Mother Nature has been cruel to us so far this winter. Records are being set. Challenges are being presented.

Snow Plowing is an acquired skill. Our staff, using our lightweight trucks, met the demands of the Christmas snow and all following snows with a positive attitude. Alan and Harold were out plowing Four Colonies early Christmas Day and returned again the next day. Both were able to spend some time with their family on Christmas Day after 12 hours of continuous plowing. Between 12-28-2009 and 1-6-2010, they spent most of their work day plowing drifts and moving snow to make room for more snow. Then, 1-7-2010, it hit again bringing another 5 inches. Again, Alan and Harold watched the sun rise over Four Colonies. I personally want to thank them for their hard work and I encourage all homeowners to do the same when they get the opportunity.

Many times, I have emphasized in my President's Message that homeowners need full homeowners' insurance coverage. I mention this again because we have unfortunately experienced an "adverse weather condition". Article VI Maintenance: Section 1b absolves the association from being held responsible for cost of any maintenance to any Lot suffering damage attributable to "adverse weather conditions".

We have had some calls about roofs leaking. All calls have been diagnosed as ice damming. Ice damming occurs when melting snow hits cold metal and forms ice. The ice buildup can grow to a point where thawing can allow the melted ice to enter your house behind flashing, behind gutters, behind chimneys, etc. This is not a roof defect so it can't be repaired. This is an "adverse weather

condition". I do caution you to wait awhile before repairing any damage to assure an adequate amount of time for complete thawing and drying. I do, however, believe the roofing companies need to check any suspicious areas to make sure ice damming is the culprit. Call the office to report a problem.

The 2010 Annual Homeowners' Meeting will be April 19, 2010. This meeting is for the purpose of electing Directors. Three positions become available annually. All in residence homeowners in good standing are eligible to apply for one of these positions. A Board term is 3 years. Applications are available at the office. You can also download an application from our website: fourcolonies.net. We will accept applications thru March 12, 2010.

Jim Shields,
President



Meeting Minutes

FOUR COLONIES HOMES ASSOCIATION REGULAR BOARD MEETING MINUTES

January 18, 2010

Jim Shields	President
Alice Bennett	Vice-President
Dawn Harmon	Secretary
John Karpinski	Treasurer
Ann Arnott	
Bill Brooks	
B. J. Confer	
Larry Crosley	
Jim Lindsey	
Becky Powell	General Manager
Absent: None	

The Homeowner's Forum started at 5:45 p.m. There were no homeowners present.

President Jim Shields called the Regular Board Meeting of December 21, 2009 to order at 6:00 p.m. A quorum was present.

Ms. Arnott made the motion to accept November 16, 2009, Regular Board Meeting minutes as written. Mr. Karpinski seconded and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

Finance- The Board received copies of the financial reports. Mr. Karpinski stated the roof loan balance is \$1,461,051.43. Discussion followed.

Grounds- Mr. Lindsey reported the fall cleanup is finished.

Common Area Facilities - There was no report.

Architectural Control - There was no report.

Paint Report - There was no report.

Communications- There was no report.

Manager's Report - Ms. Powell read her report. Discussion followed.

Old Business- There was no old business.

New Business- The Board received copies of a bid from Arbor Masters Tree & Landscape for fertilization and fungicide/ insecticide application. Discussion followed. Mr. Lindsey made the motion to accept Arbor Masters

Tree & Landscape bid in the amount of \$8,651.00 for fertilization and fungicide/ insecticide application. The motion passed. **(Vote #2)**

Mr. Karpinski reported on the advantages of making an extra year-end principal payment on the roof loan. Discussion followed. Mr. Karpinski made the motion to make an extra principal payment in 2009 in the amount of \$10,000.00. Ms. Arnott seconded. The motion passed. **(Vote #3)**

Ms. Harmon made the motion to adjourn, seconded by Ms. Confer. The meeting adjourned at 6:30 p.m.

Respectfully Submitted By:

Dawn Harmon, Secretary

Approved On

Board Member	1	2	3	4	5	6	7	8	9	10
Arnott, Ann	Y	Y								
Bennett, Alice	Y	Y								
Brooks, Bill	Y	Y								
Confer, B. J.	Y	Y								
Crosley, Larry	A	Y								
Harmon, Dawn	Y	Y								
Karpinski, John	-	-								
Lindsey, Jim	Y	Y								
Shields, Jim										

A = Abstain Y = Yes N = No
BOARD OF DIRECTORS VOTING RECORD
FOR THE January 18, 2010 MEETING

City of Lenexa Animal Ordinance

3-2D-3 EXCREMENT – It is unlawful for any person to fail to immediately remove any excrement deposited by his animal upon any public place or private property other than that of the owners.

Violation should be reported to Lenexa Animal Control

(913) 477-7385

MANAGER'S REPORT

Snow plowing has been the topic of discussion for many weeks. We talked at the last board meeting about consulting a professional to get tips on a more efficient method of plowing the streets in Four Colonies. I did have that meeting and was able to pass along a few tips to our staff in time for the Christmas snow. Briefly, because of our combined condensed cul de sacs and multifamily parking lots, we are a unique challenge when it comes to plowing. This is an unusually difficult neighborhood to plow because of the narrow streets and the many vehicles parked in the parking lots at all hours of the day and night.

First priority for Four Colonies is to plow a path to allow homeowners egress and ingress. More snow requires more time. Our trucks are small. They can only move minimal weights at a time. Once this is accomplished, we go back over the entire property for fine tuning. The Christmas snow required many passes thru each cul de sac and parking lot because the pushing capacity on each plow was easily maxed. When the plows pass by residences, a mound of snow is pushed up against the driveway entrances. This is unavoidable. We do not plow the individual driveways. Back plowing is impossible because of the curve of the plow blade. The blades are designed to push, not pull.

The City of Lenexa is responsible for plowing our main Monrovia from 79th street to 83rd street, 81st from Quivira to Monrovia and 82nd Terrace east to Halsey and west to Colony Woods. They give priority to major streets such as arterials and collectors (main roads that lead to arterials and have many side streets). City trucks have the capability to plow and spread salt/sand on the roadways simultaneously. We don't. Our plowing is coordinated with a commercial contractor who applies the deicing materials. Several issues factor into the application timing.

The accounting firm, Dana F. Cole & Company, LLP will conduct an in-house audit of the Four Colonies Homes Association, Inc. 2009 financial statements during the week of February 8, 2010. Copies of Four Colonies audits are available to all Four Colonies homeowners upon request to the office. Our financial statements are printed monthly in the Clarion newsletter.

The following companies have been contracted for 2010:

1. R. H. Painting, Inc.
2. Contemporary Painting, LLC
3. Top Care, Inc.
4. Arbor Masters Tree and Landscape, Inc.
5. McGill Construction Company
6. Pool Service and Equipment, Inc.
7. Trash Pros, LLC

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Four Colonies Homes Association
Income/Expense Statement
Period: 12/01/09 to 12/31/09

Description	Current Actual	Year-To-Date Actual
INCOME:		
33000 Administrative & Common Area	75,751.05	908,107.62
33010 Reserves - Roof Replacement	24,426.24	293,114.88
33020 Roof Repair	833.33	9,999.96
33031 Gutter Repair	1,000.00	12,000.00
33040 Paint - Homes	16,666.67	200,000.04
33050 Paint/Roof - Garage	299.58	3,594.96
33060 Paint/Roof - Carport	606.75	7,281.00
33070 Light Credit	(591.75)	(7,101.00)
34000 Clubhouse Rentals	(25.00)	5,625.00
34010 Clarion	405.00	5,600.00
34020 Interest-Regular	244.92	3,715.47
34022 Major Improvements Interest	.00	781.09
34023 Restricted Interest - Streets	.00	579.44
34030 Misc. Other	5.00	4,955.94
34040 Misc. Owner Income	.00	15.00
34045 Income Detex Cards	.00	870.00
34050 Collection Income	75.00	675.00
Subtotal Income	119,696.79	1,449,814.40
EXPENSES		
General & Administrative		
50010 Roof Loan Payment	27,450.86	125,725.30
50011 Payroll	17,069.36	200,057.49
50021 Accounting Fees	79.95	959.40
50031 Annual Audit/Tax Prep	.00	6,800.00
50040 Web Page Maintenance	.00	381.84
50051 Copier Expense	48.31	2,651.04
50061 Collection Expense (Del Due)	1,511.77	6,975.32
50071 Insurance	1,721.58	30,394.79
50081 Dues & Subscriptions	.00	70.00
50091 Legal	366.62	3,939.43
50101 Employee Relations/Education	.00	422.21
50111 Office Materials/Supplies	51.60	3,251.47
50112 Annual Meeting	.00	2,169.04
50121 Clarion Newsletter	825.78	14,402.66
50131 Postage	396.00	1,108.37
50141 Security Alarm	.00	2,790.30
50151 Professional Services	218.88	3,427.03
50161 Taxes (corporate income)	.00	1,562.00
50171 Taxes-other(property/licenses)	1,323.76	3,384.00
50191 Office Equipment - Misc.	.00	508.63
50221 Automileage	500.00	500.00
50231 Office Telephone	289.92	3,502.48
50242 Service Charges	.00	(15.00)
General & Administrative	51,854.39	414,967.80
Common Area Maintenance		
51012 Clubhouse Cleaning	.00	(100.00)

Four Colonies Homes Association
Income/Expense Statement
Period: 12/01/09 to 12/31/09

Description		Current Actual	Year-To-Date Actual
51032	Contract - Trash	6,977.00	78,511.98
51042	Contract - Pool	.00	22,379.34
51051	Optional Lawn Service	.00	7,826.00
51052	Contract - Lawn	32,630.00	147,545.00
51062	Contract - Tree Service	.00	42,682.73
51072	Snow Removal/Chemicals	2,473.12	2,473.12
51082	Pool Maintenance/Improvements	.00	12,780.13
51092	Grounds Improvements	153.64	6,040.66
51094	Drainage	.00	1,676.21
51095	Public Relations	.00	974.42
51102	Buildings Improvements	13.34	13.34
51115	Common Facilities Maintenance	692.59	8,706.62
51116	Termite Treatment Clubhouses	.00	1,052.04
51122	Concrete Repair	.00	7,960.00
51132	Lighting	159.41	3,515.06
51142	Utilities	1,576.18	37,102.42
51152	Truck Maintenance/Golf Cart	679.74	4,664.57
51162	Tools/Equip/Supplies	.00	1,180.99
51163	Right of Restoration	750.00	947.44
51172	Miscellaneous	23.23	757.04
	Common Area Maintenance	<u>46,128.25</u>	<u>388,689.11</u>
Residential Maintenance			
52013	Paint Homes	.00	179,010.00
52020	Roof Replacement (Total)	.00	841,764.00
52033	Paint/Roof - Car	.00	1,750.00
52043	Residential-Roof Repairs	50.00	3,025.00
52053	Gutter -Repairs	835.00	5,090.00
	Residential Maintenance	<u>885.00</u>	<u>1,030,639.00</u>
Major Improvements/Repair			
53014	Sealcoating	.00	13,391.00
53034	Tree Removal	.00	20,840.00
53035	Common Area Lights	.00	17,806.28
53037	Erosion	.00	2,510.75
53039	Clubhouse Roof Replacement	.00	52,445.00
53074	Contingency Fund	.00	3,190.54
	Major Improvements/Repai	<u>.00</u>	<u>110,183.57</u>
Reserves			
	Reserves	<u>.00</u>	<u>.00</u>
TOTAL EXPENSES		98,867.64	1,944,479.48
CURRENT YEAR NET INCOME/(LOSS)		20,829.15	(494,665.08)
		=====	=====

February 2010

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5 Breakfast LE PEEP'S 9:00 am	6
7	8	9	10 BOOK CLUB 7PM CH3 	11	12 Breakfast LE PEEP'S 9:00 am	13
14 Valentine's Day 	15 REGULAR BOD MEETING 6PM CH3	16	17 Ash Wednesday	18 Clarion Deadline	19 Breakfast LE PEEP'S 9:00 am	20
21	22	23	24	25	26 Breakfast LE PEEP'S 9:00 am	27
28						

**FOUR COLONIES LIBRARY OPEN MONDAY
THROUGH FRIDAY DURING OFFICE HOURS**



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WEB SITE

www.fourcolonies.net

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(FCHA)

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