



# BRISTOL PARK

## HOMES ASSOCIATION

Summer 2018

**Bristol Park  
Homes Association  
PO Box 46615  
Kansas City  
Missouri, 64188**

Hello!

I hope our newsletter finds you well and that you have enjoyed your summer! It certainly has been busy and seemed to go by much too quickly. Bristol was filled with the sounds of Summer and the community feel was evident throughout the neighborhood. As we transition into Fall, please reserve some time for any last-minute cleanup items or home repairs, so that we start out strong next Spring.

Being a board member is an interesting experience. As volunteers, balancing our normal daily lives with the business of our large neighborhood can be tricky. We do our best to respond quickly, but always ask for patience as we also go on vacations during the summer, spend time with family, and generally get caught up in the practice schedules of our kids. The board is working to change the typical "HOA" image and thank you all for working with us to be part of the neighborhood "team" as we grow and change for the future.

The board takes pride in the neighborhood by trying to maintain consistent expectations while flexing with changing times. An example of this would be boats and trailers. This summer was a bit of an experiment to see how boats and campers impacted our neighborhood. We didn't change the policy. The expectation is that boats and campers may not be permanently stored at a home, however, we did relax. We asked, "what would it look like if we allowed them during the dates of pool season?" Since many homeowners let us know when a boat or camper was going to be around, this seemed to work well. For the entire season, we received two complaints regarding campers and boats. Homes are still being bought and sold for above average prices. Remember, we haven't changed the policy, just looking towards the future for a neighborhood that seems to be very interested in it's high quality outdoor recreation.

Our philosophy has always been to uphold the covenants of our neighborhood documents while at the same time making sure that we do not become "the neighborhood police". We act on noticeable complaints and complaints from residents. To be honest, we get very few. However, we will fine, place liens, and in some cases file suit if necessary. These are not things we do lightly or with any enjoyment. They also take time and board responses are not always noticeable. Please do not assume we are not doing anything. We work continually behind the scenes to navigate the sometimes-complicated maze of neighborhood governance.

As always, please feel free to contact us. We respond to individuals when we can and oftentimes make connections and friends. We can often clear up a misconception quickly. The information superhighway is not always our friend and details can get out of hand. Also make sure you visit our new website [bristolparkcommunities.com](http://bristolparkcommunities.com), we hope that you find it easier to find information as you need it!

Last, I wanted to share a special thanks to our long-time board member and friend, Myrt, who has stepped down as board treasurer. Myrt's many years of dedication to our neighborhood and board will not be forgotten and always greatly appreciated. Myrt served the neighborhood as a board member, treasurer, and president. Thanks Myrt! Enjoy your time!

I look forward to seeing and meeting you all at the block party, this coming September 29th!

Brian Thackrah – Bristol Park Homes Association President

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## 2018 Schedule of Events

President

Brian Thackrah

• August 1, 2018– New website launch

• September 3, 2018- Pools Close

Vice President

Lynn Nutt

• September 29, 2018- Neighborhood Block party

• October 5 & 6, 2018- Fall Neighborhood Garage sales

Treasurer

• October 20, 2018– Fall Dumpster Day

Secretary

Andy Scheib

• December 17, 2018– Holiday Lighting contest judging

### Where do my dues go?

The yearly dues are currently \$370, due March 1st. These dues are billed to every house in the subdivision. There are approximately 575 houses in the neighborhood, out of those approximately 75 residents who have a past due balance of at least 1 year. The largest expense of the HOA is maintaining the pools. The pools have a list of things that are required to be done before opening, things that are required to be done daily to keep the pools open and occasionally require repairs or updates. In addition the pools also require phone service to call 911, internet to operate the gates and cameras, and power for the pool house and pump room. Another large expense for the HOA is mowing and maintaining the common areas of the neighborhood such as the areas around the pools, the areas at each entrance and playgrounds. Additionally the HOA contracts with an account who is responsible for sending yearly dues statements to residents, coordinating info with title companies when a home is sold and properly maintaining records for expenses and income of the HOA. Additionally the HOA puts together a block party once a year for all residents to enjoy.

Board Members

Lucia Huonker

Jason Wilmes

Mike Perdue

Justin Wilder

Katie Jones

The communities of Bristol Park consist of Bristol Manor and Bristol Highlands, which are located on the Southwest corner of Cookingham Drive and Highway 169, as well as the Estates of Bristol Park, Bristol South, Villas of Bristol, and Bristol North located off of 108th Street, just west of 169. Bristol Park is a progressive, family-orientated community which is continuing to grow and adding new features to improve the overall environment for the residents. The current amenities include two swimming pools, two playgrounds and two picnic shelters.

## What is the Purpose of the HOA?

By buying a house in this neighborhood you have agreed to follow all rules and restrictions that are set forth in the covenants, conditions and restriction document. The home owners association is the governing body of the neighborhood tasked with enforcing and overseeing that all restrictions in the covenants are followed by the residents and care of the common areas within the neighborhood. Our neighborhood is lucky enough to have 2 pools, 2 shelters, 2 playgrounds and multiple entrance monuments that are all included as amenities of the HOA. The HOA is funded by yearly dues which are charged to all residents of the neighborhood. The HOA is run by a board of directors, currently consisting of a president, vice president, secretary, treasurer and 6 board members. All members of the board of directors are elected during the annual meeting and serve for 2 years. Board members are eligible for reelection at the end of the current term. To be eligible for an executive position on the board, a member must have served at least 2 years as a board member. The board meets monthly, during those meetings all issues and expenses of the neighborhood are discussed and voted upon. While the rules, restrictions and yearly dues might seem like a hindrance or inconvenience, there are many benefits to living in a neighborhood with a HOA. The board is responsible for making sure all residents have homes that are properly painted, don't have unsightly additions or decks, properly maintain their yards and landscaping and do not have trailers or boats in their driveways. While you might not agree with a citation you may receive you also know that if your neighbor tried to do the same thing they would also be cited and have to correct the issue, therefore keeping your property value from decreasing due to unsightly issues around their house or yard. The biggest advantage to living in a neighborhood with a HOA is the neighborhood pools. Bristol Park has 2 pools that all residents who are current on their dues are allowed to use.

## 2017 Bristol Park HOA Profit and Loss Statement

<u>Income</u>		<u>2017 Actual</u>
2017 Dues \$370	Paying Members	\$ 203,949.73
	Collection Fee	\$ 38.72
	Green Tag Fine	\$ 50.00
	Finance Charge Income	\$ 1,409.20
	Late Fees	\$ 7,822.10
	Pool Pass Replacement	\$ 175.00
	2018 Dues paid early	\$ 740.00
	Interest Income	\$ 554.25
	Total Income	<b>\$ 214,739.00</b>
<u>Expenses</u>		<u>2017 Actual</u>
Utilities:		<b>\$ 20,446.06</b>
	Phone and Internet for pools	\$ 3,584.31
	Electric and Gas	\$ 7,018.17
	KC Water Services	\$ 9,565.59
	Trash Removal	\$ 277.99
Administration:		<b>\$ 19,455.15</b>
	Accountant	\$ 1,997.58
	Legal	\$ 2,136.25
	Management Company	\$ 3,500.00
	Bank Charges	\$ 509.21
	Postage	\$ 222.71
	Printing	\$ 402.27
	Collection Fees	\$ 3,053.15
	Bad Debt Write-Off	\$ 1,257.65
	Office Supplies	\$ 372.33
	Taxes	\$ 170.00
	Liability Insurance	\$ 5,834.00
Grounds:		<b>\$ 50,055.58</b>
	Lawn Care	\$ 22,817.69
	Monument Landscaping	\$ 27,237.89
North Pool:		<b>\$ 40,664.74</b>
	Pool Management Company	\$ 40,177.74
	Pool permit	\$ 487.00
South Pool:		<b>\$ 37,255.61</b>
	Pool Management Company	\$ 36,768.61
	Pool permit	\$ 487.00
Miscellaneous		<b>\$ 3,904.98</b>
	Dumpster Days	\$ 420.00
	Block Party	\$ 3,137.65
	Advertising	\$ 45.00
	Charitable Donations	\$ 100.00
	Building Repairs	\$ 100.81
	Computer Repairs	\$ 101.52
	Total of Expenses	<b>\$ 171,782.12</b>
	2017 Revenue	<b>\$ 42,956.88</b>

## 2018 Financial Info (Thru June)

Income

		<u>2018</u>
2018 Dues \$370	Paying Members	\$ 207,444.18
	Lien Fees	\$ 1,062.00
	Green Tag Fine	\$ 50.00
	Finance Charge Income	\$ (94.91)
	Late Fees	\$ 4,800.00
	Pool Pass Replacement	\$ 75.00
	Total Income	\$ 213,336.27

Expenses

		<u>2018</u>
Utilities:		\$ <b>6,374.00</b>
	Phone and Internet for pools	\$ 1,699.48
	Electric and Gas	\$ 2,747.40
	KC Water Services	\$ 1,513.06
	Trash Removal	\$ 414.06
Admistration:		\$ <b>15,286.60</b>
	Accountant	\$ 3,787.61
	Legal	\$ 900.00
	Management Company	\$ 7,625.95
	Bank Charges	\$ 8.00
	Postage	\$ 62.88
	Bad Debt Write-Off	\$ 829.05
	Taxes	\$ 79.33
	Website	\$ 1,926.78
	Merchant Fees	\$ 67.00
Grounds:		\$ <b>14,957.60</b>
	Lawn Care	\$ 14,957.60
North Pool:		\$ <b>15,341.33</b>
	Pool Management Company	\$ 15,341.33
South Pool:		\$ <b>15,996.22</b>
	Pool Management Company	\$ 15,996.22
Miscellaneous		\$ <b>3,754.56</b>
	Dumpster Days	\$ 480.00
	Misc	\$ 13.88
	Advertising	\$ 45.00
	Charitable Donations	\$ 150.00
	Building Repairs	\$ 10.69
	Computer Repairs	\$ 102.49
	Security	\$ 2,952.50
	Total of Expenses	\$ <b>71,710.31</b>

## NEW HOA WEBSITE

We are pleased to announce the new website for the communities of Bristol Park. The new website is [bristolparkcommunities.com](http://bristolparkcommunities.com). All residents will need to register for this website. To register please click the HOA Members tab and select register. We hope that this website will provide an easier way for everyone to access the information that you may need about the HOA and events of the HOA. If you have any questions or issues please contact [bristolparkkc@gmail.com](mailto:bristolparkkc@gmail.com).

Important HOA information and updates will continue to be sent from [bristolparkkc@gmail.com](mailto:bristolparkkc@gmail.com). If you do not currently receive those emails please send an email to [bristolparkkc@gmail.com](mailto:bristolparkkc@gmail.com)

\*Registration of the website is for members who are currently in an active status with HOA and do not owe past dues. The HOA board of directors reserves the right to remove access in the event of vulgar or unnecessary language.



HOME

AMENITIES

ABOUT US

HOA MEMBERS

### Welcome to the Communities of Bristol Park

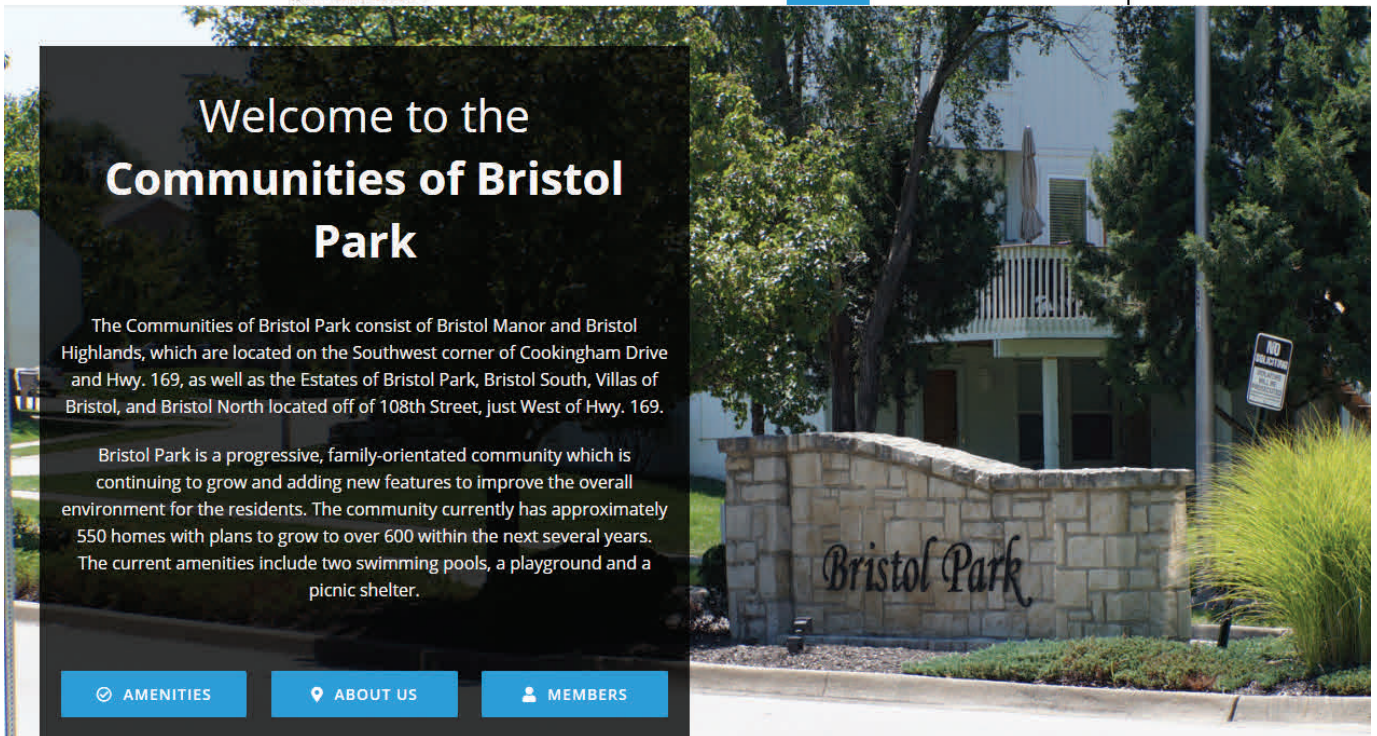
The Communities of Bristol Park consist of Bristol Manor and Bristol Highlands, which are located on the Southwest corner of Cookingham Drive and Hwy. 169, as well as the Estates of Bristol Park, Bristol South, Villas of Bristol, and Bristol North located off of 108th Street, just West of Hwy. 169.

Bristol Park is a progressive, family-orientated community which is continuing to grow and adding new features to improve the overall environment for the residents. The community currently has approximately 550 homes with plans to grow to over 600 within the next several years. The current amenities include two swimming pools, a playground and a picnic shelter.

AMENITIES

ABOUT US

MEMBERS



# Annual Bristol Park Block Party

Saturday, September 29, 2018

Bristol Park North Pool Shelter and Parking area  
4pm-7pm

We are planning another year full of fun, good food, great music, and wonderful neighbors. We hope you will enjoy the day with us and maybe even win some prizes, too!

Activities will begin at 4pm come on over and enjoy the festivities. Feel free to bring a lawn chair, blanket or grab a seat in the shade at one of our Shelter area tables. In addition to having music, dancing, food, and games, we will also have a moonwalk for the little ones and a large scale inflatable obstacle course for adults and kids!

Food should be ready beginning around 5pm- come enjoy a hamburger, brat, or hotdog with chips, baked beans, and pasta salad.

Every year has been successful because of Bristol Park Homeowners like you - so let's have another great annual Block Party event this year!

Please RSVP with the link provided to paperless post .

We look forward to seeing you September 29, 2018!

## Pool Hours

After hearing from many residents and so far having a smooth summer at the pools, the HOA board has decided to try having the south pool open during the day when school goes back. During the time from 10-4 the pool will be swim at your own risk. Lifeguards will begin again at the pool starting at 4 daily. If you choose to partake in the pool during this time the same rules apply such as no glass in the fences, appropriate swimwear, pool use is for residents in good standing, no food in the pool, no excessive consumption of alcohol and clean up after yourself. Additionally since there will not be lifeguards during this time if you take a child to the pool you will need to watch them during this time. Having the pool open during the day will be on a trial basis if we have an issues we will close the pools until lifeguards are available and never



revisit the issue again! We would ask that if there is inclement weather you do not go the pool as well. During the weekend both pools will be open from 10 A.M. until 8 P.M. If you have an issue at the pool please email us at [bristolparkkc@gmail.com](mailto:bristolparkkc@gmail.com).

## HOA Dues

In order to allow our residents the ability to plan and budget for the Homeowners association dues for 2019, we currently do not see the need to raise dues. Therefore the amount for dues in 2019 should remain at \$370. The only reason this would increase was if there was an unforeseen crisis that was to occur between now and the end of 2018. 2019 dues will be due by March 1, 2019, we will have the option to pay your dues on our website. If you have questions regarding your dues please contact Cash Accounting at 816-436-8585.

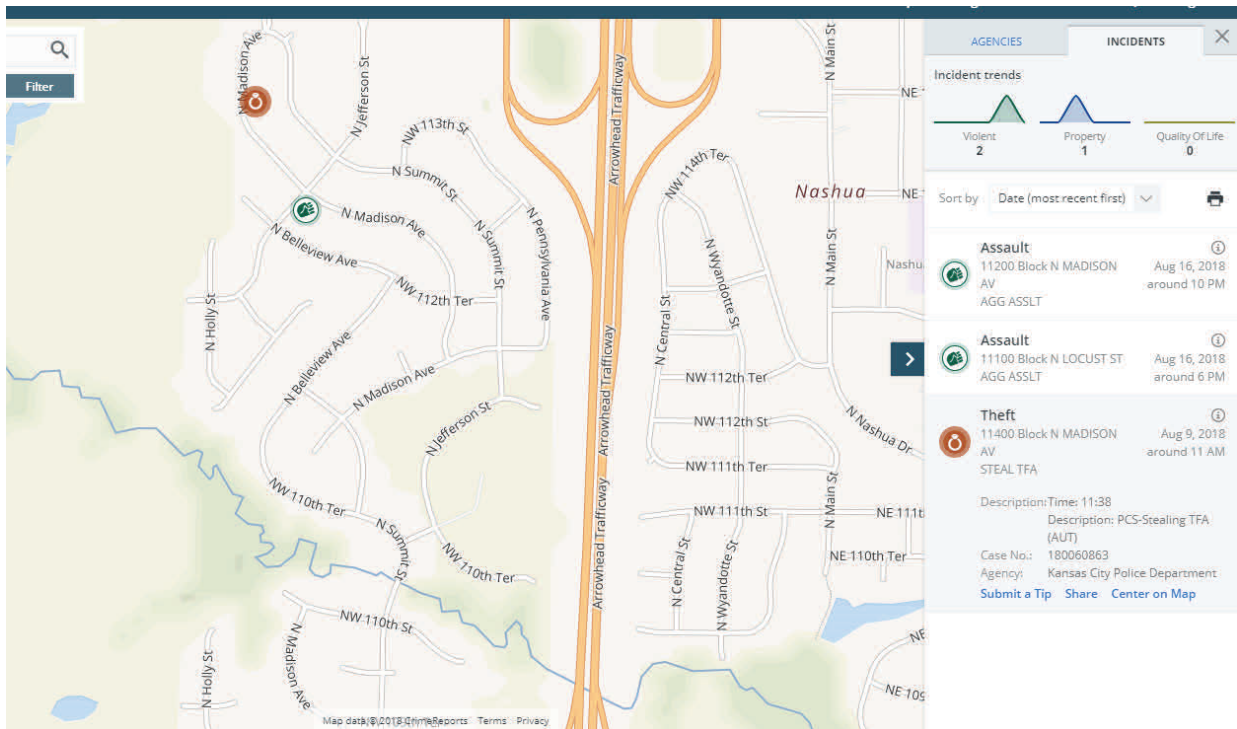


# Neighborhood Safety

\*KCPD would like you to report any crime or potential crime you may witness. From this reporting KCPD is able to track patterns of crimes.

\*For the safety of our residents we have asked KCPD to enforce the speed limits around the neighborhood including around the south pool area.

\* Below is the crime map for our area from Crimereports.com from the last 3 months.



## Fall Dumpster Day

The fall dumpster day will be October 20th. Dumpsters will be located near Shoal Creek Pkwy and Summit St from 8:00 AM-12:00 PM, or until they are full. Please feel free to bring household items you wish to dispose of. The following items cannot be disposed of in the dumpsters leaves and brush, tires, household hazardous waste or appliances.

## Stay Connected

To keep up to date on current events happening in the Homes Association make sure you have signed up on the Bristol Park website ([bristolparkcommunities.com](http://bristolparkcommunities.com)). If you do not have a login please send a request thru the website to get access.

\*Access is for those who are current members of the HOA who are in good standing.

## Architecture Committee

Looking to add a fence, change the color of your house, add a deck or extend your driveway? These are just a few of the changes that requires you to contact the Architectural Control Committee (ACC) prior to any changes being made. The ACC is here to establish and help maintain the quality, character and aesthetics of the Bristol Park Neighborhoods, including the plans, specifications, exterior house colors, materials, location, landscaping and use of the proposed exterior structure. So before you make a change to your property or residence, you need to contact the ACC. ACC request can be made on the website. Once you log in, click on the requests tab. The committee can not help you find your property lines, so if you are adding a fence, you will need to have this done prior to approval. As a reminder, always call dig rite prior to digging any holes for posts or trees at 1-800-344-7483.

## Door to Door Soliciting

**The HOA has been notified that the no soliciting signs that are up around the neighborhood unfortunately cannot legally prevent a door to door solicitor from canvassing the neighborhood. The only way to prevent a door to door solicitor at your home is to put up your own "No Soliciting" sign around your door.**