



BRISTOL PARK

Spring 2019

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

Now that warmer weather is nearing and the homes in the neighborhood are aging, we would like to remind everyone to please take a good look at the exteriors of your homes. Houses are starting to fade, paint is chipping, plants are overgrown and there is trash that should not be left in yards. As a reminder, the covenants of the neighborhood state that “All residences and Exterior Structures shall be kept and maintained in good condition and repair at all times.” Failure to maintain the exterior of your homes will result in a \$50 a week fine and suspension of pool access. Please make arrangements to maintain your homes before we have to fine you. Additionally any painting of your home must be approved by the architectural committee. You can fill out a request on the website bristolparkcommunities.com.

Looking to add a privacy fence or a shed, here are a few guidelines to help you before submitting your architectural request online.

Fences: All fences shall be constructed with the finished side out. No metal (other than wrought iron), chain link or similar fence shall be permitted. No fence shall extend toward the front of the residence beyond the rear corners of the residence, except as recommended by the Developer for safety or aesthetics. No fence shall exceed six (6) feet in height.

Sheds: No Exterior Structure shall be erected upon any Lot except with and pursuant to the advanced written approval of the Architectural Committee. Sheds need to be made of wood with siding that matches the house and painted to match. The roof shingles should also match the house too (as close as possible). It is also helpful to submit a drawing of the shed you would like to build along with dimensions and the location on the architectural request form.

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Board Members

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Rachel Foote

- May 3 & 4, 2019- Spring Neighborhood Garage sales
- May 18, 2019- Spring Dumpster Day
- May 21, 2019- Annual HOA Meeting
- May 25, 2019- Pools Open
- September 2, 2019- Pools Close
- September 7, 2019- Neighborhood Block party
- October 4 & 5, 2019- Fall Neighborhood Garage sales
- October 19, 2019- Fall Neighborhood Garage sales
- December 17, 2019- Holiday Lighting contest judging

Notice of Annual Meeting

The annual meeting of the Bristol Park Home Association will be May 21st at 6:30 at the Northland Mission Church.

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.

We would like to thank everyone for their responses to the survey that we sent out. In reviewing the responses we learned that there are some misconceptions that people have about the HOA and how things are handled. Below and on the next few pages are some of the more common misconceptions that we saw. If there is a question you have that we did not address below, please email us at bristolparkkc@gmail.com.

Pools

Anyone that breaks glass in the pools should be fined and charged for the cost of changing the water and chemicals. I don't think all homeowners should have to pay for others mistakes.

- It is the policy of the HOA in the event that glass is found in the pool we will find the person responsible for bringing the glass in and charge them the entire cost of cleaning the pool and replacing the water. We have upgraded the cameras at the pool and are able to review in the event that glass is found; we did not have an issue with that in 2018, and hope that everyone will again be complaint in not bringing glass again this summer.

I would like to have hours available to swim earlier in the morning and/or later in the day.

- The pool hours are set by our pool management company. Opening at 10 allows them to clean the pool, check the chemicals and anything else they have to do to get the pool open each day and maintain our certification with the KCMO Health Department.

Pool keys that work.

- If your pool key does not work you will need to bring your old one to trade out for a new one when we distribute keys later this year. As a reminder pool keys are deactivated in the event there is a past due balance due.

A new larger pool given how busy they get. We have small children who are often afraid of the overcrowded pools but love them when not busy.

North pool is starting to look wore down a bit. Maybe a fresh coat of paint and some items replaced.

- We understand that there are some times where the pools are pretty crowded, we are currently working on a plan to add on to the north pool. Since the north pool will be added onto it will be repainted and updated at that time!

ADULT SWIMMING HOURS WITH NO LIFEGUARD ON DUTY. Tired of going to the pool filled with children, and babies.

- Since the 2 pools are both very busy this year we will not be able to institute adult only time. Once we add on to the north pool we should be able to have a few adult only evenings at the south pool.
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KCMO Issues

The large open lot at the end of our cul-de-sac on 111th Terrace is an eyesore. Our neighbors maintain that field when they should not have to. I'm not sure why it is not maintained like other open areas in the neighborhood.

- While we know that there is misinformation that the HOA owns this land unfortunately we do not, it is held by a group known as Bristol Park Investors. We have searched in multiple places to find the owner and a current contact however all of their information is out of date. We have reached out to the city attorney's office as well.

Trash pick-up improved

- Unfortunately this is a KCMO issue, but we can report the City Council people for our area Dan Fowler and Heather Hall have recently addressed this issue with the city and have a resolution that the city will begin re-evaluating their contract with the trash company which is responsible for servicing the northland. While it may take a little bit of time, there seems to be a solution in the future!

Neighborhood Entrances

An entrance sign at the Shoal Creek/N Summit intersection

- This has been addressed previously however the bids that came in were very expensive and the requirements from the city made it more challenging to build the sign. We are planning to readdress placing a sign there this summer.

Return the main entrance off n Jefferson to a dead end or consider for emergency vehicles only...this is a dangerous patch of road for all the families....lots of small children along the main n Jefferson St. Add some speed bumps throughout neighborhood to aid in better safety and speed control.

- This is an issue to take up with the city of Kansas City or the KCPD. The HOA board has tried to work with the police department to find solutions to multiple areas of the neighborhood where people speed; unfortunately there are many different departments that have to coordinate to do anything.

Animals

We were accosted by several dogs who were in the front/driveway area of their homes with their owners present. We don't walk here anymore. Dogs who are outside of their fenced backyards need to be on leashes.

- While we agree that dogs should be on leashes, this is not something that we can enforce, this is an issue for animal control, you can call 311 for assistance with this so you are able to walk in the neighborhood again

We've had issues with barking dogs and other nuisances

- This is an issue for animal control; you can call 311 for assistance. Additionally an address of where the dog is barking out would also help to address this.
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HOA Board

I would also like to see more information about how to be involved since the same people seem to do everything, whether by choice or because no one else steps up.

- We hold an annual meeting once a year, where all residents are welcome to attend and have their voice heard. Board members are elected at this meeting every 2 years, if you would like to volunteer your time please come to this meeting and have someone nominate you to be on the board. As stated in the bylaws to hold an officer position you must be on the board for at least 2 years prior.

Do more to ensure people know when board meetings are held! I'd come - but never know when they are. And don't say check email. MAIL flyers a couple weeks out or CREATE a yearly calendar with date / times for ALL activities.

- As for a calendar of events it is included in every newsletter and on the website. We have looked at mailing information but with a neighborhood of 500+ residents it is not a fiscally responsible decision when we have an email distribution list and an updated website. We did include a newsletter when the 2019 dues were mailed out that included information on how to get access to the website for those that do not have it.

Better communication on who our officers are and what they do as well as maybe a monthly newsletter or flyer.

- We have a list of officers on the HOA website and on the side of each newsletter. We do our best to do a newsletter which is emailed out every 2 months but there are some months that there is not enough going on to do a newsletter.

Snow removal

Snow removal although I know this is a city issue

- We suffer along with all of the residents on this issue, we have reached out to the city multiple times and it has seemed like the city understood our frustrations and have done a better job of plowing our streets in the snow.

Have the piece of land by the south entrance mowed more often. It looks kinda junky sometimes.

- This piece of land is not owned by the HOA, in the event it is not maintained again this summer you will need to call 311 to file a complaint.

Holiday Décor

It would be nice to see holiday decor at the entrances to the neighborhood

- We had lights at all of the entrances that had power this past winter. We are working hard to get electricity which we can plug lights into on the Summit entrance off of Shoal creek for this coming holiday season.

I would like to see better incentives for the Christmas contest

- We increased the prizes for the 2018 holiday contest 1st place received \$300, 2nd place \$200 and 1st place \$100.
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Financial

More transparency in the HOA accounting showing residents exactly how HOA money is being spent.

- While we understand that there was not transparency with the financial documents in the past, we now regularly update the financial documents on the website. They can be found in the documents section of the members section.

Legal pressure on those not compliant in paying their dues.

- In the case that a home owner does not pay their dues we charge late fees, send them to collections and place liens on houses.

Website/Communication

Better website for the members like we used to have to log into and get updated

- We have an upgraded website Bristolparkcommunities.com. This website is easier to navigate and is frequently updated.

For the fall and spring garage sales, there does not seem to be a good turnout for attendees and participants. Would it be worth it to invest in some more marketing for those events?

- We pay to advertise in the KC Star and many other websites which allow us to post for free such as nextdoor. We also place signs for the garage sales at the entrances. The board decides all dates for the year at the beginning of the year and then post them on the website and in the newsletter which we email out, additionally we try to send out a couple of reminders including the week of.

Soliciting

Put up NO SOLICITING signs.

- Unfortunately this is not something the HOA is able to enforce. The KCPD suggests that each house has a "NO SOLICITING" sign. If you have a sign and a solicitor shows up you can call the police to get them removed. Unfortunately the signs at the entrances will not work for prohibiting solicitors.

Block Party

I don't understand why Dani Beyer the real estate agent is allowed every year to host the picnic. I don't feel this is fair to the other real estate agents in the area. I feel like she is buying business.

- While Dani might make it seem like she host the picnic, she does not, she only sponsors the ice cream truck. The HOA is responsible for the meal, DJ, bouncy house and door prizes.

Last year I didn't go to the cookout. I heard we had to RSVP and bring a dish. I didn't mine the RSVP but I didn't want to bring a dish. I feel the HOA fees we pay should cover that

- Sorry that you received misinformation on having to bring a side dish, we provide all of the meal for the block party; we just ask that everyone RSVP so we can have an accurate count and not over purchase food.
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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 and sign up for our mailing list at bristolparkkc@gmail.com. If you do not have a website 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. The ACC can be found on the website. Once you log in, click on the Board/Committee on the left side. Next, click on Architectural Committee and send your request to one of the contacts that are listed. 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.

HOA DUES

HOA dues were due on March 1, 2019. Pool access will be suspended for any homeowner with a past due balance. If you have not paid or have questions regarding your dues please contact Cash Accounting at 816-436-8585.

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.

Pool Fobs

If you need a pool key/fob for this year or have had issues with your key in the past please watch for an email in the future for dates that you will be available to pick up your fob. If you have lost your pass from last year there is a \$25 replacement fee. All fobs must be picked up and cannot be mailed or delivered. As a reminder pool access is only for those who are in good standing in the HOA and do not have any outstanding balances. If you have a past due balance please contact Cash Accounting at 816-436-8585 to pay this balance to ensure you have access to the pools on opening weekend. Weather permitting the pools will open on May 25, 2019.

As a reminder per KCMO ordinance Golf carts, ATVs and other off road vehicles are not allowed to be on the streets of the neighborhood or taken to either of the neighborhood pools.

Dumpster Days

Spring dumpster day will be May 18, 2019. The fall dumpster day will be October 19th. 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. Dumpsters are on a first come, first serve basis, when they are full, they are full.