



# Bristol Park

## 2020 Annual Meeting Packet

**Bristol Park  
Homes Association  
PO Box 46615  
Kansas City  
Missouri, 64188**  
[bristolparkcommunities.com](http://bristolparkcommunities.com)  
[bristolparkkc@gmail.com](mailto:bristolparkkc@gmail.com)

Dear Neighbors,

We hope this letter finds your family healthy and happy in this unprecedented year. Your Bristol Park Homeowner's Association (HOA) hosts an annual in-person meeting that all residents are invited to. However due to the pandemic this year, please accept this packet as the annual meeting communication.

The communities of Bristol Park were established in 1994 and currently consist of Bristol Manor, Bristol Highlands, Estates of Bristol Park, Bristol South, Villas of Bristol, Bristol North, Bristol East and Bristol at Prairie View. The community currently has approximately 600 homes. Bristol Park is a progressive, family-orientated community which is continuing to grow and add new features to improve the overall environment for the residents. Current amenities of the neighborhood include two swimming pools, two playgrounds and two picnic shelters.

The pandemic has forced your HOA to make a number of tough decisions this year from new pool regulations to canceling the annual block party and countless other things in between. We strived to make up for this by sponsoring a number of socially distant activities like food trucks, concerts, Halloween parade, fall porch contest, and others. We hope our efforts brought a little extra happiness to your family in 2020. As one community, we are all in this pandemic together!

Thank you for all you do to keep our neighborhood pretty and peaceful. If you have any questions after reviewing this packet, you are welcome to write us at [bristolparkkc@gmail.com](mailto:bristolparkkc@gmail.com).

-Your Bristol Park Homeowner's Association

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2020 Board of Directors

## ***For Neighbors, By Neighbors***

President

Brian Thackrah

Vice President

Lynn Nutt

Treasurer

Katie Jones

Secretary

Andy Scheib

Board Members

Lucia Huonker

Jason Wilmes

Mike Perdue

Justin Wilder

Nicole Gonzalez

Casey Culbertson

“How is the HOA spending my money?” “Who are these people leading my HOA?” “I could run the HOA so much better than these idiots!” If you’ve ever had these thoughts, get off the sidelines and put your money where your mouth is (instead of Nextdoor)!

The Bristol Park Homeowner’s Association Board of Directors is made up of Bristol Park residents who volunteer their time and energy to manage the HOA. The Board of Directors is elected by the community at the annual meeting, which is normally held in the spring, to serve two year terms. The Board oversees the financial responsibilities and daily functions of the HOA. The board is also responsible for overseeing and enforcing member’s compliance with the established covenants and bylaws of the neighborhood.

Maybe your skills are in finance or you enjoy planning social events or you just want a seat at the decision-making table. We need all types on the Board!

The next election of board members will be at the annual meeting in spring 2021. In addition to that, we always need extra volunteers to help with events.

If you are interested in volunteering in either aspect, please send an email to [bristolparkkc@gmail.com](mailto:bristolparkkc@gmail.com)

## **Recap of 2019/2020 Improvements**

New landscaping at north and south entrances

New HOA website launched

All new furniture at both pools

New camera systems at both pools

New gate systems at both pools

Deck and building painted at south pool

Building painted at north pool

Parking lot repairs at north pool

New grills at north pool

Missing sidewalk on Summit fixed

Various playground repairs

## **2021 and Beyond Improvement Plans**

North pool expansion and updates

New monument at Shoal Creek Pkwy entrance

Updating bylaws and covenants

## **Financials**

The 2020 Profit & Loss statement through October 15, 2020 is attached to the email. All our accounting is performed by a 3rd party, Professional Accounting Services. The HOA practices complete transparency for all fiscal decisions.

Annual P&Ls since 2013 are always posted in the “Documents” section of our website. Should you ever have questions about our financials, you are welcome to contact us at [bristolparkkc@gmail.com](mailto:bristolparkkc@gmail.com)

## **Past Due Collections**

At any given time, we carry around \$50,000 in unpaid HOA dues from residents. The HOA actively pursues these dues by following this established process:

- 30 days overdue: \$50
- 60 days overdue: Additional \$100
- After dues are past due in June we are left with the only option of filing a lien against your property and seek judgments to get dues collected, at the owner's expense.

Of course we don't want to encumber our fellow neighbors, but it's unfair to everyone else if some residents don't pay their share. If you're unable to pay your dues please contact the HOA, we are very willing to work with you to avoid going to collections.

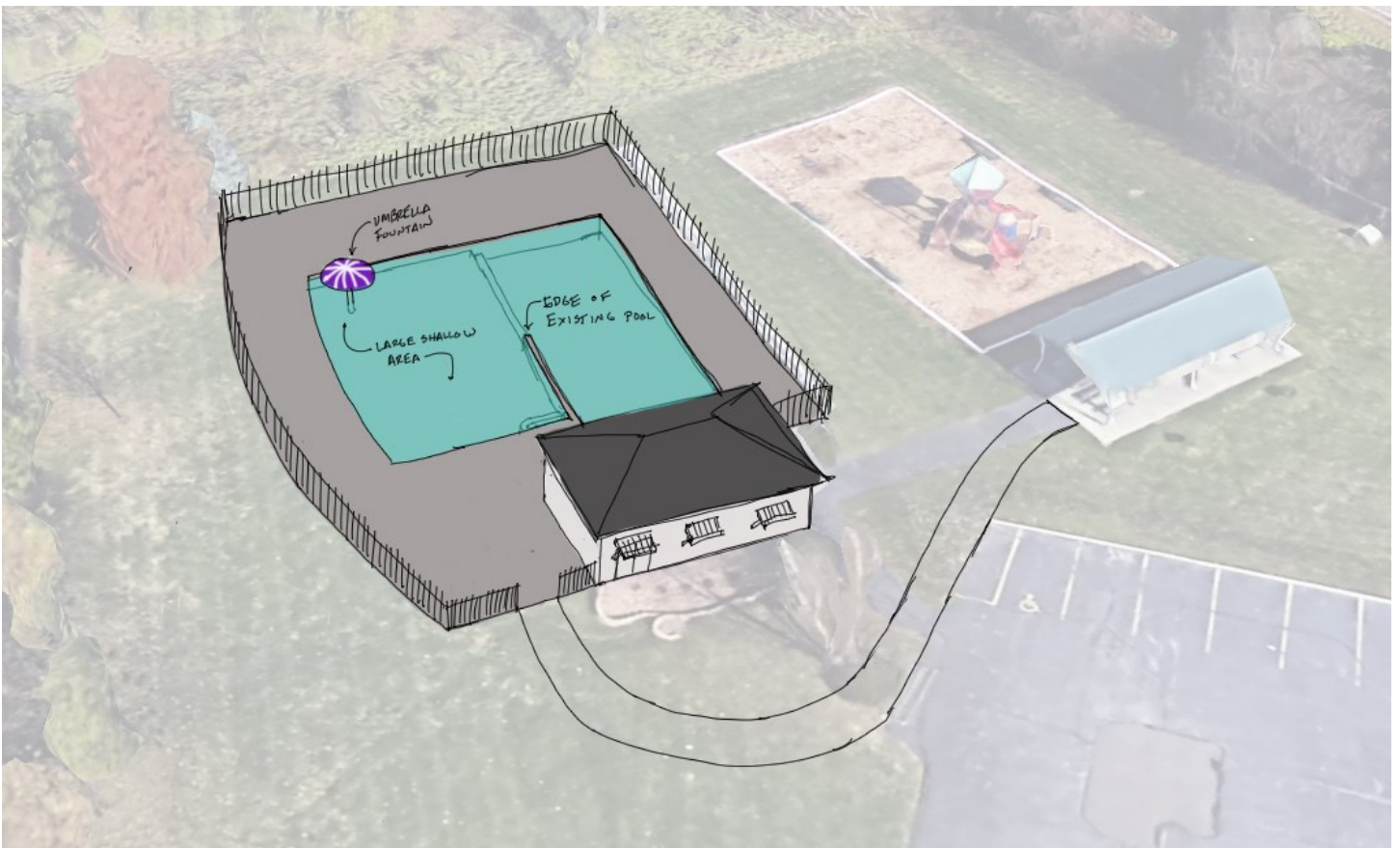
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## **The rumors are true, the north pool is expanding!**

Your HOA is in the final design stages to significantly increase the north pool size, update the north pool equipment, and improve the facilities. We are hopeful to complete this in 2021.

We are able to make this 6-figure investment without raising your 2021 HOA dues! This is due to many years of planning and fiscal responsibility by your HOA.

More info will be shared as it becomes available. Below is a rough drawing of the plans at this time.



## Pool Fobs

All pool fobs from past years should still work for the 2021 pool season. If you do not have a fob or need a replacement please watch your email in the spring for distribution dates. As a reminder board members are volunteers so when a date is announced please make every effort to be there and not expect someone to meet you separately because you missed the dates offered.

## More New Neighbors

You may have noticed construction starting by our Shoal Creek entrance. This site will be a 48-unit apartment complex expected to open in late 2021. These will be R1 zoned, market rate apartments and are not income-based. These residents are not part of Bristol Park nor will they have access to any of our amenities.

## 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.

## HOA Dues

HOA dues for 2021 will remain at the same rate of \$400 for the year. Statements will be mailed in December and are due by March 1, 2021. We understand that times are tough and there will residents who will struggle to pay their dues, we ask that you please reach out to us so that we can work out a payment plan.

## **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) and sign up for our mailing list at [bristolparkkc@gmail.com](mailto: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.

**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.**



## Bristol Park Homeowner's Association At-A-Glance

<b>Covenant Information</b>	Copies of the legal documents including the declaration of restrictions for the Bristol Park HOA can be found on the website <a href="http://bristolpark.us">bristolpark.us</a> under the documents tab.
<b>Annual Meetings</b>	The Bristol Park HOA holds one annual meeting. The meeting is normally in the spring. Notices of the meeting will be emailed.
<b>Annual Dues</b>	As of January 1, 2020, the dues for the Bristol Park HOA are currently \$400. Dues are due on March 1 of each year. Payments can be mailed to PO Box 46615, Kansas City, MO 64188 or paid on <a href="http://bristolparkcommunities.com">bristolparkcommunities.com</a> . If you have questions about dues please contact Professional Accounting Services at 816-883-8570. The Association may bring an action at law against the owner personally obligated to pay same, or foreclose the lien against the property through proceedings in any court having jurisdiction of suits for the enforcement of such liens.
<b>Website</b>	The Bristol Park HOA's website is currently <a href="http://Bristolparkcommunities.com">Bristolparkcommunities.com</a> . The website provides a calendar of events, legal documents and restrictions, meeting notes, financial documents and contact information.
<b>Property Maintenance</b>	Each Owner shall properly maintain their Lot in a neat, clean and orderly fashion. All residences and Exterior Structures shall be kept and maintained in good condition and repair at all times.
<b>Architecture Committee</b>	At each meeting, the Architectural Committee shall consider and act upon applications that have been submitted to it for approval with respect to Exterior Structures. In making its decisions, the Architectural Committee may consider any and all aspects and factors that the committee members, in their absolute discretion, determine to be appropriate to establish and maintain the quality, character and aesthetics of the Bristol Park neighborhood, including, without limitation, the plans, specifications, exterior colors, materials, location, elevation, landscaping and use of the proposed Exterior Structure. The Architectural Committee may establish in advance and change from time to time certain guidelines and conditions that it intends to follow in making its decisions.
<b>Exterior Structures</b>	No shed, barn, detached garage, other storage facility or other exterior structure shall be erected upon, moved onto or maintained upon any yard except as authorized by the Architectural Committee. Storage shall be permitted under a deck provided such area is fenced or otherwise screened.
<b>Motorized Vehicles</b>	No vehicle, trailer, bus, camper, boat or similar apparatus shall be parked, left or stored in any yard or driveway. No truck or commercial vehicle shall be parked, left or stored in any driveway or street for more than a sixteen-hour period. Motorized vehicles shall not be operated on any vacant lot or common areas, except for mowing and other maintenance by employees or contractors of Homes Association.
<b>Fences</b>	All residential fences and privacy screens shall be consistent with the standard designs, heights and materials to be selected by the Architectural Committee. All fences shall be constructed with the finished side out. No metal (other than wrought iron), chain link or similar fence shall be permitted.



## Bristol Park Homeowner's Association At-A-Glance

<b>Recreation</b>	All basketball goals shall be approved in writing by the 'Architectural Committee' as to location, design and materials. All recreational or play structures (other than basketball goals) shall be located behind the back-building line of the residence. No above-ground swimming pools shall be permitted. All in-ground pools shall be fenced.
<b>Pets</b>	Pets must be leashed and accompanied by a responsible person when on the trails or other common area.
<b>Garage Sales</b>	No garage sales, sample sales or similar activities shall be held more than once each year by a resident within the District without the written consent of the Homes Owner Association. Bristol Park has neighborhood wide garage sales in the spring and fall.
<b>Trash Pickup</b>	The City of Kansas City is responsible for trash and recycling pick up. You may place no more than 2 bags at the curb each week and unlimited recycling. Trash and Recycling is picked up on Mondays. Additional information can be found at <a href="http://kcmo.gov/neighborhoods/trash/">http://kcmo.gov/neighborhoods/trash/</a> .
<b>Schools</b>	The school district for Bristol Park is North Kansas City Schools. They can be contacted at 816-321-5000. The schools for the neighborhood are: Elementary: Nashua or Foxhill, Middle: Newmark, High School: Staley.
<b>Utilities</b>	Power: KCP&L 888-471-5275 Gas: Spire 800-582-1234 Water and Trash: City of Kansas City 816-513-1313
<b>Neighborhood Pools</b>	There are 2 pools in the neighborhood. The pools are open from Memorial day until Labor day. Pools are open daily from 10 AM to 9 PM. Pool rules can be found on the HOA website. The previous homeowner should have left you one white access card or fob. If you did not receive your pool card with your house please email <a href="mailto:bristolparkkc@gmail.com">bristolparkkc@gmail.com</a> . Residents must be in good standing with the HOA for pool access.
<b>Neighborhood Shelters</b>	There are 2 shelters in the neighborhood that can be rented. In order to use the shelter please email <a href="mailto:bristolparkkc@gmail.com">bristolparkkc@gmail.com</a> with the date and time you would like to use the shelter. They are scheduled on a first come first serve basis.