

CRYSTAL PARK

HOMEOWNERS ASSOCIATION NEWSLETTER



IN THIS EDITION:

Important Dates	PAGE 1
HOA Project Updates	PAGE 2
Document Spotlight	PAGE 4
Pool Rules and Waivers	PAGE 4



IMPORTANT DATES

- July 4 - Independence Day Bike Parade, 9:30 a.m.
- July 8 - Movie Night at the Pool, 8 p.m.
- August 13 -
 - Back-to-School Pool Party, 12 p.m.
 - Stolen Winnebagos, 3 - 6 p.m. sponsored by friendly CP neighbors.
- Sept 4 - Last pool day!

CONTACT INFO

Jessica Rolston - president@crystalparkha.org
 Jamie Curboy - vicepresident@crystalparkha.org
 Danielle Elliott - treasurer@crystalparkha.org
 Patrick Lansdon - secretary@crystalparkha.org
 All Board members - board@crystalparkha.org
 Social Committee - social@crystalparkha.org
 Welcome Committee - welcome@crystalparkha.org
 Architectural (ACC) - architectural@crystalparkha.org
 Pool questions/concerns - pool@crystalparkha.org

HOA PROJECT UPDATES

Pool House Repair & Repainting -

Long overdue attention was needed for our pool house. In addition to fresh exterior paint, we repaired wood rot around the pool house door and door jam, along with the soffit where wood rot had caused a large hole and convenient dwelling for wildlife. The pool house bathroom also got an update. We repaired the holes in the walls & gave them a new coat of paint, and replaced the broken exhaust fan, the door handle, and the cracked toilet.



Repaired pool floor and tiles- The three holes in the bottom of the pool were repaired along with replacing the broken tiles. Our vendor did such a great job on the tiles! Since the tiles are original and no longer can be found, he took our new coordinating tiles and placed them in the skimmer cut-out, using those original tiles around the water's edge!

Mudjacking- the concrete around the pool house and the sidewalk had sunk significantly. Both areas were repaired.



Join our  group:
facebook.com/groups/crystalparkhoa

HOA PROJECT UPDATES



Pool Pergola- As we shared in our first newsletter, the previous pool pergola was in poor condition and was removed last fall. The money saved by doing the repairs to the pool house ourselves allowed us to be able to replace the pergola! The brand-new cedar pergola was stained by wonderful neighbors on our pool work day. With regular upkeep and staining and this pergola will last many years!

FORECASTED REPAIRS & ENHANCEMENTS

While we have been busy already this year with repairs and updates, there is still much more work to be completed. We balance the immediate repairs, such as pool pump repairs this spring, with planned repairs and upcoming maintenance. Knowing that it is easy to unintentionally forego routine maintenance, the board has created a [fluid timeline for upcoming projects](#) (click link). These projects are typically dictated by repairs required by the city in order for the pool to pass inspection and stay open, resident safety concerns, and available funds.

Repairs still to be completed in 2023:

- Gate Lock, Keypad/Key Fob Scanner Replacement (ASAP)
- Repair/staining to playset (Summer 2023)
- Parking lot repair (Fall 2023)
- Complete repair to the toilet in the pool house (after pool closes)

Forecasted Repairs for 2024 (based on available funds):

- Parking Lot overlay and striping
- Caulk Pool Deck Joints
- Pool fence repair/painting

DOCUMENT SPOTLIGHT

In order to increase awareness with our Declarations and Restrictions documents, this section will highlight guidance from our HOA documents for commonly asked questions and neighborhood concerns. As always, homeowners should review and be familiar with our HOA documents located on our website under "Documents".

Did you know that many of our HOA restrictions are in place to be in compliance with city ordinances? The City of Shawnee has a Good Neighbor Program that encourages neighbors to be considerate and respectful of each other by sharing tips and explanations of several ways to be a good neighbor (many are ordinances).

Check it out here:

www.cityofshawnee.org/residents/good_neighbor_program

This month's spotlight: SECTION III. – FRONTAGE OF RESIDENCE:

Any residence erected wholly or partially on any corner lot shall front or present a good frontage on the street designated by the Architectural Control Committee.

POOL RULES & WAIVERS

As you may have noticed, pools around our area have been closing periodically this summer. There are several steps the HOA takes to keep that from happening, but we cannot do it without the support of each Crystal Park Household. If you haven't filled out the 2023 waiver, please click the link. The following reminders listed below are what each household agreed to abide by (along with their guests).

- **Children under the age of 14 MUST be accompanied by an adult.** No exceptions!
- **NO GLASS** inside the pool enclosure.
- **Only TWO (2) guests per Crystal Park resident and FOUR (4) guests per household.** Crystal Park residents are responsible for their guests and guests' behavior.
- **CLOSE the pool gate to ensure it LOCKS behind you.** Do not let anyone in (unless they are in your household or your guest), this includes other Crystal Park residents. There have been pools vandalized in the area and we must have a record of who enters/leaves the pool enclosure which the key fob/keypad entry provides.
- **The pool hours are 9 a.m. - 9 p.m.** Only HOA-sponsored events may extend beyond this time.

Failure to abide by these and ALL the rules listed in the 2023 Pool Waiver may result in residents losing certain or total pool privileges.