

CRYSTAL PARK

HOMES ASSOCIATION NEWSLETTER



YEAR IN REVIEW

- We completed several major repairs: replaced the pergola, repaired and painted the pool house bathroom, repaired and painted the pump house, repaired the pool gate lock, and repaired the holes at the bottom of the pool.
- We had successful social events: summer cook-out, movie night at the pool, and 4th of July parade.
- We re-established an Architectural Control Committee that is independent from the HOA board.
- Established a new user-friendly website: www.crystalparkha.com
- Secured an online billing platform that has low fees for residents.



CONTACT US

www.crystalparkha.com/contact

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SOCIAL HAPPENINGS AT CRYSTAL PARK



Movie Night



Labor Day



4th of July Parade

BOARD MEMBER UPDATE



Michael Teska, board member at large, resigned from the Crystal Park HOA Board effective January 1, 2024. The board would like to publicly thank him for his service to our neighborhood over the past 4 years. Michael joined our HOA board in March of 2020 and served as board treasurer from 2020 until December 2022. He has brought so much insight and assistance to the board, in particular in providing historical documents and perspective during the transition of board members this past winter. Thank you Michael for volunteering your time to our community!

UPCOMING PROJECTS & ENHANCEMENTS

PARKING LOT REPAIR

Repair the holes in the parking lot, repair the curb, resurface and paint lines.

Estimated timeline: Spring 2024

PLAYSET REPAIR

Repair the rotten boards and damaged pieces; stain playset.

Estimated timeline: Spring 2024

POOL FENCE REPAIR

The pool fence is rusting in many areas around the pool. It needs repaired and painted.

Estimated timeline: Spring 2024

POOL DECK CAULKING

The pool deck joints need caulking to help protect the concrete and avoid movement of the pool deck.

Estimated timeline: TBD

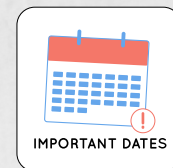
FORECASTED REPAIRS & ENHANCEMENTS

- **Replace Pool Furniture**
- **Re-tile Pool**
- **Replaster Pool**
- **Replace Older Monuments**



Check out our new website!

www.crystalparkha.com



- **Feb 1 - HOA Dues Payment (full or 1st partial)**
- **Mar 1 - HOA Dues Payment (2nd partial)**
- **Feb 29 - Annual Town Hall Meeting, 6:30 p.m. Monticello Library**
- **Apr 26 & 27 - Neighborhood Garage Sale**



Join our group:
facebook.com/groups/crystalparkhoa

ARCHITECTURAL CONTROL UPDATE

The architectural control committee met this fall intending to be proactive in addressing issues within our neighborhood. During this meeting, we discussed several items such as creating a form letter the ACC and Homes Association Board would send when restriction violations are brought to our neighborhood, and reviewed the restrictions document. We determined that there are a few areas in which we wanted to educate our community as not everyone may be aware they are in the restrictions.

Exterior Painting

If you are painting your house or adding a structure like a deck to the outside of your home, you must submit a request for approval to the Architectural Control Committee (ACC) prior to beginning work. Please see the excerpt on exterior painting from XX(g) of the Restrictions Document. The approval form is found on the website: www.crystalparkha.com/acc.

Exterior Painting

1. House colors must be approved prior to their application. Homeowners will provide a color sample of all paints to be used to the Architectural Control Committee. The Committee shall give preference to neutral tones that blend in with the surrounding homes and shall have 30 days to approve or deny the color choice, or this covenant shall be considered fulfilled. Alternatively, the homeowner may acquire the approval of all adjoining homes and present this to the Committee. Such approval shall fulfill this covenant. Homes that are already painted at the time of approving this restriction shall not be required to change. However, current home colors are not automatically approved and are subject to approval. Homeowners violating either the color approval may be subject to an assessment of up to \$100 per month if the violation continues. This amount, if not paid when assessed, shall become a lien upon the property, along with any applicable interest.

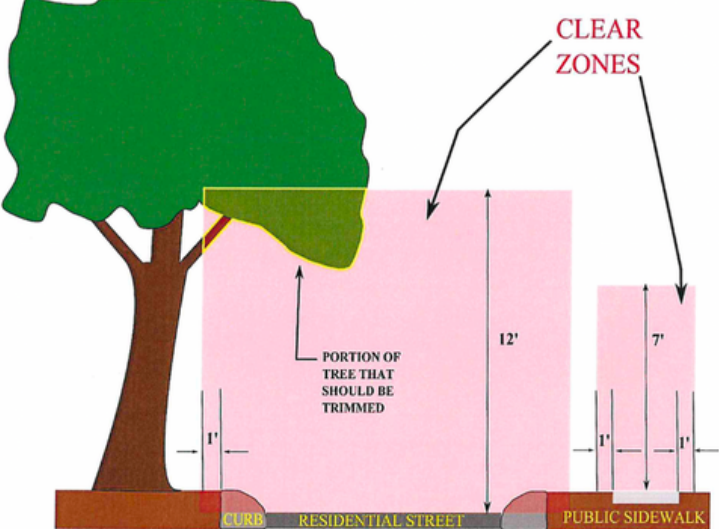
2. Additionally, homeowners shall have 3 months from start to completion of painting. Homeowners violating either the completion date may be subject to an assessment of up to \$100 per month the violation continues. This amount, if not paid when assessed, shall become a lien upon the property, along with any applicable interest.

MESSAGE FROM THE CITY OF SHAWNEE

The HOA was contacted by the City of Shawnee regarding tree trimming in our neighborhood. The code enforcement officer came out and spoke to a few residents about their trees, but noticed it was a widespread issue throughout our neighborhood and asked the HOA to remind residents to trim the trees making it accessible to delivery trucks and buses (see graphic). In addition, they wanted to remind residents that the City of Shawnee requires sidewalks to be cleared within 48 hours of snowfall, please note if you have sidewalks that are on your property.

Tree Limbs Overhanging Streets and Sidewalks

The City of Shawnee has a "clear zone" for the safe passage of vehicles along the streets, and for pedestrians on sidewalks. Adjacent property owners are responsible for keeping the trees that adjoin their property trimmed so that the clear zones are maintained. Property owners that have medians or landscape islands with trees that are adjacent to their properties have a shared responsibility with their neighbors for maintaining the clear zone.



The street "clear zone" is shown above as a rectangular area 12' tall above the residential street surface and the width of the street plus 1' behind the curb on either side. The clear zone height is 14' for busier non-residential streets (classified as arterial or collector streets). The sidewalk "clear zone" is 7' tall above the sidewalk and the width of the sidewalk plus 1' on either side.

HOA DUES & FEES UPDATE

The Annual Dues & Fees Assessment included with this newsletter shows the annual 2% increase in HOA dues (passed by residents in 2021). This year we also negotiated a new contract on behalf of the neighborhood which resulted in only an annual increase (July 2023-June 2024) of \$21.58. In continuing to be transparent, you will see the refuse and recycling fees separate from the dues on our statement. While the HOA dues did cover the shortage for the remainder of 2023 (nearly \$2000), moving forward the HOA board voted to reconcile any shortages and credit any overages (if any) to homeowners annually on the following year's dues and fees assessment. To help with the adjustment, the board requested from Waste Management a projected annual increase to our contract and has built it into the assessment.

In addition, the split payment option was provided to residents to ease into the initial dues increases in 2022 and 2023. The board voted to extend the split payment option with adjustments due to the increase in refuse and recycling fees. Homeowners who choose the split payment method will make two payments (split amount) on February 1 and March 1, 2024.