

CRYSTAL PARK

HOMEOWNERS ASSOCIATION NEWSLETTER



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YEAR IN REVIEW

This year has been an eventful year for the Crystal Park neighborhood!

- With the approval of the dues increase, we began the process to address the necessary improvements and repairs.
- We also elected five new board members, four of whom will take officer roles beginning in January.
- In order to improve communication throughout our neighborhood, we created a Social Media presence on FaceBook and updated the HOA website.
- The HOA hosted a successful summer BBQ which we plan on making an annual event!
- The Board successfully obtained many bids for repairs and enhancements to the pool and common areas and we have started moving forward with updating and beautifying the neighborhood!
- Our new HOA officer ratification is set for January.

MEET THE BOARD



Jessica Rolston - President

My family moved to Crystal Park from De Soto in September 2017. I am the Director of Assessment at St. James Academy. My husband Kevin is also in education and teaches Physical Education in KCK Public Schools. My daughters, Lily (11) and Violet (8) love going to the pool in the summer! As HOA president, my goal is to promote communication and engagement within our community. I also enjoy reading and am one of the sponsors of our neighborhood book club!

Jamie Curboy - Vice President

Hi Neighbors! I've lived in the neighborhood for 6 years. My husband Jay and I have two daughters Taylor (11) and Riley (9), that attend Prairie Ridge Elementary. I'll be taking over the Vice President role for the HOA, starting in January. I'm hoping to assist with increasing neighborhood communication and furthering neighborhood beautification and pool improvement projects. The pool is one of my favorite places and I'm excited to work new projects for our awesome neighborhood!



Danielle Elliott - Treasurer

We have lived in Crystal Park for 6 years and we love it here! I manage marketing for Hallmark Keepsake Ornaments and my husband, Andrew, is a Pathways teacher at Mill Creek Middle School. I have two children: Henry (6) and Amelia (4). Henry attends PRE as a kindergartener. We love swimming in the pool and truly enjoy all the fun neighbors at Halloween. As Treasurer, I will focus on building a neighborhood budget "sink fund" so we can start tackling larger projects while still having a small amount of budget in reserve for any surprise expenses. I also hope to strike a good balance between major renovations and beautification projects.



Patrick Landon - Secretary

I have lived in Crystal Park with my wife Lisa for 4.5 years. We have two girls, Amelia (3) and Claire (6 months). In good weather, you'll often see us walking to/from the neighborhood park as it is one of our daughter's favorite places right now. As secretary of the HOA Board, my goal for the coming year is to keep organized documentation of board meetings and update the Crystal Park HOA website.

Michael Teska - Member at Large

My wife (Gina) and I are empty nesters with two young adult children, Emmaline (22) and John (19), both attending The University of Alabama. We moved to Crystal Park in 2018 from Green Bay, Wisconsin. I have been a Board Member and Treasurer since March 2020. While I will remain a Board Member in 2023, I will be stepping down as Treasurer as required by HOA term-limit bylaws. My HOA goals for 2023 are to continue to work through deferred maintenance items as well as increase awareness and compliance around our HOA requirements and restrictions to help ensure a beautiful community.

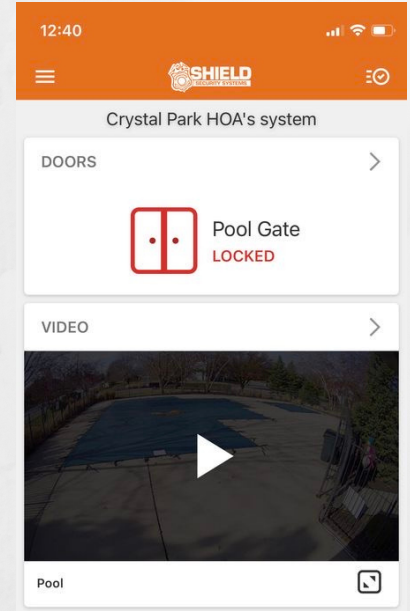
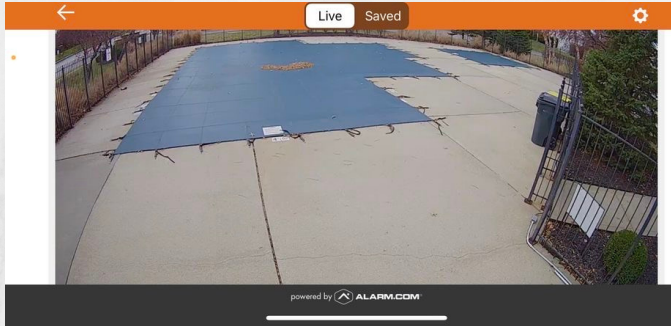


Fred Stipkovits - Member at Large

I moved to Crystal Park Oct 2016, we live on the double cul-de-sac on Round Prairie. This has been the best neighborhood when it comes to the friends we have made and reminds me of growing up back east. My wife Sara and I have two kids, Louis (5) and Caroline (2). As a board member, I hope to help drive neighborhood involvement and continuous improvement of the community by listening to homeowner concerns and working to find reasonable solutions to those concerns.

PROJECTS & ENHANCEMENTS

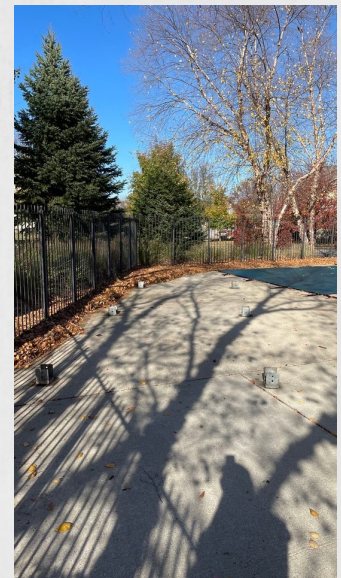
New Gate Lock and Security System



This fall we installed a much-needed gate lock and security system upgrade at the pool. The new security system improves the functionality of all cardholders as well as provides security outside of pool hours. The camera provides the neighborhood with security and liability protection as it will alert the board when someone tries to gain unapproved pool access or use outside of normal pool hours.



Many neighbors brought up concerns regarding the condition of the pergola. After a professional assessment, extensive wood rot meant it needed to come down. The board opted to save money and put in sweat equity by tearing it down ourselves. The hope is to have a replacement in the future, but it depends on the pool repairs required by the city. The board is currently working through a priority repair list.



Pool Pergola



Storm Retention Area

Not as exciting, but very necessary is the upkeep in our storm retention area. We are required to keep the storm drain area clear of earth and debris and the city let us know it was time to address it again. By regular upkeep of these necessary areas, we will be able to keep the costs down.

UPCOMING PROJECTS & ENHANCEMENTS

The increased revenue from the dues increase will help us address significant repairs that come with an aging neighborhood. Even with the additional funds, it will take a few years to address all of the much-needed repairs. We must address repairs required by the city (indicated by *) in order to open the pool annually. Some of the repairs can no longer be delayed. Please watch for updates!

MUDJACKING*

The area around the pool house and the sidewalk leading up to the pool.

Estimated timeline: Spring 2023.

POOL PLASTER & TILE REPAIR*

Repair the broken tiles around the pool area. Repair the plaster in the bottom of the pool (holes).

Estimated timeline: Spring 2023

POOL HOUSE REPAIR

Replace door to the storage room, repair siding (both with wood rot) and paint the pool house.

Estimated timeline: Spring 2023

PERGOLA

Build a new cedar pergola and stain it. The new pergola will last up to 20 years with annual maintenance.

Estimated timeline: TBD depending on availability of funds after required projects are completed.

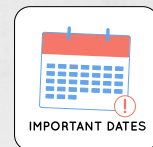
PARKING LOT REPAIR

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

Estimated timeline: 2023/Spring 2024

FORECASTED REPAIRS & ENHANCEMENTS

- **Pool Fence Repair**
- **Re-tile Pool**
- **Replaster Pool**
- **Complete Landscaping/Trees**
- **Replace Older Monuments**



- **Feb 1 - HOA Dues Payment (full or 1st partial)**
- **Feb 28 - Annual Town Hall Meeting, 7p Monticello Library**
- **Apr 28 & 29 - Neighborhood Garage Sale**
- **May 1 - HOA Dues Payment (2nd partial)**



Join our group:
facebook.com/groups/crystalparkhoa

IMPORTANT HOA INFO & DOCUMENTS

One of the board's first tasks was to gather and organize our guiding documents for the HOA. During this process, we found that the documents, while amended over the years, were not updated for homeowners to easily access. Once we had the information all in one place, it came to light that there were/are declarations and restrictions we were/are not following. Some may be outdated and we will bring to a vote within the next few months, others were interpreted incorrectly and unintentionally. The board highly encourages Crystal Park homeowners to review the documents below. In addition, we will highlight important declarations and restrictions in upcoming newsletters and communication. These documents may also be found on our Crystal Park website: crystalparkha.org.

bylaws

Our HOA bylaws dictate how our Crystal Park HOA should run. The [linked document](#) is the most current version that includes all amendments voted and passed by the members of the HOA.

declarations

Our HOA declarations define our HOA and the basic principles for Crystal Park. The [linked document](#) is the most current version that includes all amendments voted and passed by the members of the HOA.

restrictions

HOA restrictions regulate the appearance of a community's homes and yards, including shared amenities and common areas, and are regulated by members who live within the community themselves. The [linked document](#) is the most current version that includes all amendments voted and passed by the members of the HOA.

HOA DUES & COLLECTION FEES

It is important to note that HOA dues and Trash, Recycling, and Yard Waste Collection fees (while collected with our HOA dues) are separate. Much like most other goods and services, our collection fees are rising with inflation. You will see the \$9 difference in the 2023 Assessment. In every effort to ensure we are being budget conscience, we are in the process of gathering bids from other companies to review when our contract expires mid-year. Part of this process will be customer satisfaction as well. We will keep you updated. The 2023 Projected Budget and Dues/Fees Assessment will be emailed to residents on January 1st.