

NEWSLETTER



ANNUAL MEETING

March 3rd, 2024 Leawood Oaks HOA held their annual meeting at Headley Realty! We had a fantastic turnout and some great discussion over HOA dues, our budget, and the future of our neighborhood.

The HOA passed a annual assessment increase to \$3840. Also a new board of 9 members were elected for the 9 available seats.

2024 ANNUAL ASSESSMENT

The covenants and by-laws for the HOA do not allow us to retroactively collect the 2024 January, February, and March monthly dues. The covenants & By-laws require we subtract those first 3 months you already paid from the new annual assessment of \$3840 voted in. Deducting the \$198 times 3 months is \$594 paid through March so far this year per owner.



We then subtract the \$594 you all have paid so far from the 2024 annual assessment increase of \$3840 to get a remaining amount annually due for 2024 which is \$3246.

The remaining 9 months left of 2024 gives the new monthly amount of \$360.67 starting April, 2024. This does not include anything that has not been paid prior to the increase those amounts are still due if you have them. New statements will be sent out at the end of March with the assessment changes and totals due.

BOARD MEMBERS ELECTED

After discussing the annual dues members of the HOA elected.

Leslie Bradford- President

Lacory Gordon- Secretary

Bill & Valerie Cox- Board Member

Andrea Hluchowecyj- Board Member

Carmen Josephson- Board Member

Tanya Dominello- Treasurer

Anne Ream- Board Member

Bill Collins- Board Member

Lance & Tina Woolfolk- Board Member



HOA INSURANCE

The main reason we had to vote and increase the annual assessment so much was the cost of insurance the HOA is required to provide each property per the covenants and by-laws.

The board has heard the members and is looking into alternatives. The board is working with other insurance companies for lower estimates on insurance. This will take some time to figure out. We are required to maintain the current coverage for another 2 months before we can change to another carrier with lower costs.

The board is also working on possibly amending the covenants and by-laws to remove the requirement for the HOA to provide coverage for each unit. This would require each owner to get full home insurance to cover your property and provide evidence to the HOA of that policy. This would allow us to lower the dues again because insurance is a large part of the assessment.

Once the board has done its due diligence we will schedule another HOA meeting to discuss the options and have another vote on them.

FINAL NOTE

If you have any suggestions on how to save money or create a better community let us know. The board is here to listen this is your community. Reach out through email, phone, or stop by Headley Realty. Our hours are from 8 am to 4 pm. Thank you and have a great Spring! Next news letter will be at end of 2nd quarter in June 2024.