



Glad Acres Estates

2025 Annual Homeowners Meeting



2025 Glad Acres HOA Annual Meeting

October 30th Blue Valley Library 6:00 – 7:30 PM

Welcome – HOA Board of Directors Introductions

Board of Directors

Don Meyer – President & Interim Treasurer

Andrew Kneisler – Vice President

Travis Barta– Secretary

Brian Zorbini – ARC Chairman

Cameron Walker – Board Member

Financial Update – Don Meyer

2025 Glad Acres HOA Annual Meeting (Part 2)



Current Business

1. Dues collection
2. Trash & recycling service
3. Third-party financial management
4. Neighborhood signage
5. Architectural standards
6. Residential codes & enforcement
7. Community events
8. Entrance closure concept
9. Neighborhood traffic & road construction
10. Traffic calming with City of OP
11. HOA board positions

2025 Glad Acres HOA Annual Meeting (Part 3)



Homeowner feedback & comments – Open discussion

Adjourn meeting

Financial Report 2025 YTD 10/30/25



Glad Acres Estates Homeowners Association			
Financial Report			
Account Balance as of 1/1/25			\$5,747.50
Income			
	Dues collection (83 homeowners)	\$4,181.31	
	Interest	\$12.90	
	Total Income:		\$4,194.21
Expenses			
	Fixed Expenses		
	eNeighbors service	\$ (495.00)	
	Registration State of Kansas	\$ (20.00)	
	Board email address system	\$ (84.00)	
	Total:		\$ (599.00)
	Variable Expenses		
	Dues collection supplies (envelopes/stamps)	\$ (204.00)	
	Board email address system (setup)	\$ (108.39)	
	Total:		\$ (312.39)
	Total Expenses		(\$911.39)
Ending Balance as of 10/30/25			\$9,030.32

Budget Nov. & Dec. 2025 / 2026



Glad Acres Estates Homeowners Association			
2025/2026 Budget			
Account Balance as of 10/30/25			\$ 9,030.32
Income			
	2025 Dues collection (20 homeowners)	\$1,000.00	
	2026 Dues collection (103 homeowners)	\$5,200.00	
	Interest	\$25.00	
	Total Income:		\$6,225.00
Expenses			
Fixed Expenses			
	eNeighbors service	\$ (495.00)	
	Registration State of Kansas	\$ (20.00)	
	Board email address system	\$ (84.00)	
	Total:		\$ (599.00)
Variable Expenses			
	Dues collection supplies (envelopes/stamps)	\$ (210.00)	
	Community event	\$ (600.00)	
	Total:		\$ (810.00)
	Total Expenses		\$ (1,409.00)
Account Balance Expected on 12/31/2026			\$13,846.32



Dues Assessment

Annual Dues Collection

- Mid-year
- \$50.00 cash or \$52.00 Venmo (to cover fees)
- Uncollected dues
 - Collections agency
 - Liens
- Future projects could accelerate or increase assessments include, but not limited to:
 - Community events
 - Legal issues
 - Bylaws review
 - Neighborhood signage
 - Insurance
 - Maintenance
 - Others



Trash & Recycling Service

Homeowner Cost Savings Opportunity Example

Gardner Disposal trash and recycling

- 65 gal & 95 gal options
- Includes 8 bags/bundles of yard waste each week & 1 bulk item per home per year
- Monthly cost / homeowner (rates are all inclusive):
 - 65 gal for \$21/month
 - 95 gal for \$22/month
- All 103 homeowners required to participate (exceptions made for vacant lots and unoccupied homes)
- Billing is through HOA on one invoice
- Homeowners set up service with Gardner Disposal
- 5-year minimum term with 4% price escalation in years 3, 4 & 5
 - For 65 gal: \$21.84 year 3, \$22.71 year 4, and \$23.62 year 5)



Third-Party HOA Financial Management

Current Opportunity

- Young Management Group
- Manages over 100 associations and 14,000 homeowners
- Scope:
 - Monthly financial documentation
 - Dues collection
 - Past due collections management
 - \$2,100 - \$3,000 annual expense

Neighborhood Signage

Current Status

- Nearly 50% of previous survey respondents want improvement
- Challenges with updating current signage & installing new signage on homeowner private property



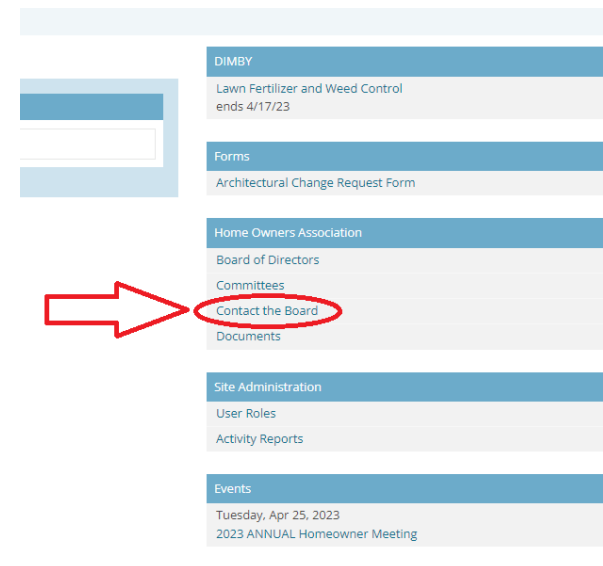
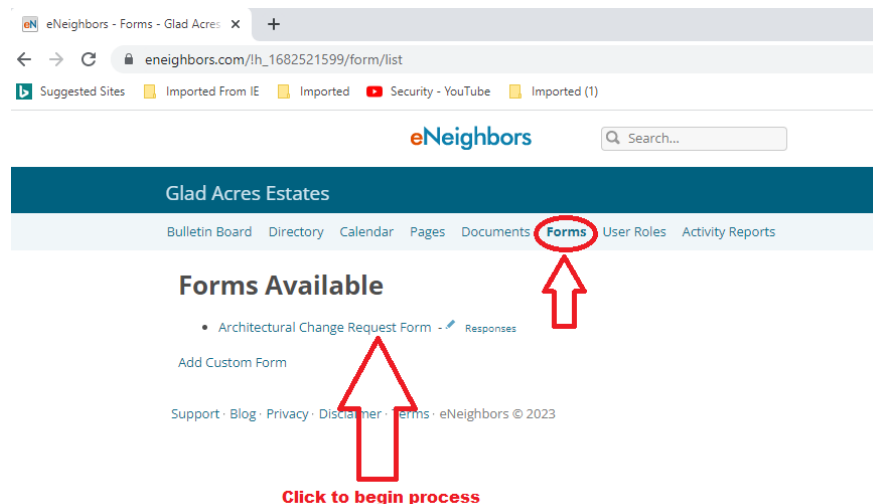
Future

- City of OP is not interested in approving costs to fund exclusive areas for signage (i.e. islands or adjacent to entrances)
- Revisit in future when HOA has appropriate funding
 - Acquisition of homeowner private property
 - Contracting & legal documents
 - Funding for signage
 - Insurance
 - Maintenance

Architectural Standards

Current Status

- Established submission process using eNeighbors
- Notified homeowners of process
- Architectural sub-committee
- Approve numerous submissions annually
- Purpose to mitigate risk, preserve community, and educate homeowners using the process





Residential Codes & Enforcement

Key Information & Contacts

- City of Overland Park Zone 3 residential regulations
- City uses Johnson County residential rules for our area
 - <https://www.jocogov.org/departments/planning/zoning-regulations>

Community Events

What's next

- What would you to do?
 - Food or ice cream truck
 - Pool party
 - Movie night
 - Live music
 - Chili cookoff
 - Other ideas?





Entrance Closure Concept

Closed

- HOA Board proposed concept to both local City Council Members
 - Jeff Cox & Chris Newlin
 - Chris Newlin responded with his approval for the City Planning Team to review
- HOA Board proposed to Lorraine Bassalo – Director City Planning and this was rejected
- Reasons provided:
 - Cost
 - Concerns about decreasing access (homeowners & emergency vehicles)
 - Equity among all OP neighborhoods (Even if GA HOA pays for closures)
 - City Council budget approval – very low probability



Neighborhood Traffic & Area Road Construction

Homeowner Roles

- Contact City of Overland Park using **OP Cares** to initiate documentation, action, and follow up:
 - <https://opcares.opkansas.org/>
- If no action, persistence may be required. Request escalation contact from City of OP
- Official information from City on road construction projects:
 - <https://www.opkansas.org/city-services/traffic-roads-transportation/traffic-roads/street-construction-projects/>

Neighborhood Traffic & Area Road Construction

What's Ahead

- Road construction:
 - Switzer to 167th to 179th: (2026 start)
 - Roundabouts on Switzer at 175th and 179th
 - Quivira 179th to 187th: (2025 start)
 - Roundabout at 179th and Quivira
 - 175th between Antioch & 179th (2028 start)
 - Design re-evaluation with City Planning
- Stay engaged



Neighborhood Traffic & Area Road Construction





Traffic Calming

Initiative with City of OP to Reduce Traffic Speed

- Meeting with City Planning Team 5/5/25
- City defined scope to reducing traffic speed

- **1st ballot:** > 50% of those who responded approved next step
- City delayed, but when ready:
 - GA Traffic Team meeting to prepare (5 – 15 members)
 - City to set up GA Traffic Team meeting to define measures
- Delayed indefinitely until City works through homeowner feedback on 175th St. construction and shares revised plan

- **2nd ballot:** Requires > 60% of all GA homeowners to approve
- City obtains funding from City Council
- Traffic calming measures scheduled & implemented



HOA Board Positions

Discussion & Nominations for Positions

- Fill as many as 2 vacancies for 1-year terms
- HOA Board meeting in 30-days to determine board positions
 - President
 - Vice President
 - Treasurer
 - Secretary
 - Board Member 1
 - Board Member 2
 - Board Member 3

Homeowner Feedback

- Questions
- Ideas
- Thoughts
- THANK YOU!

CALLED
to
SERVE

