

The Villages of Quail Park - The Manor

Single Family Homeowner Guidance Document

January 2021

This document provides a general overview and history of our community. It is intended primarily for homeowners in the Single-family homes (The Manor - entrance on Widmer Street). Single-family owners should also review the Master Homes Association Declaration and the Villages of Quail Park Declaration of Restrictions. These documents should have been provided to you by your realtor or lender. They are available from our property manager and are posted to the Quail Park Master HOA website.

Community History

The Villages of Quail Park Master Homes, Association, Incorporated was completely transferred to its homeowners (all Quail Park resident owners) in 2016. It has an eight-member board of directors with elected representatives from the Single-family homes (2), the Villas (2), and Townhomes (4). The Single-family homes and Villas communities fall under the governance of the Master Association.

Current Dues Structure (2021)

HOA Master dues are reviewed annually and used to cover maintenance expenses for all common areas within The Villages of Quail Park.

Single Family residents pay only Master Dues, \$504 annually.

Property Management

The two Quail Park homeowners' association boards contracted with FirstService Residential (FSR) to manage the two associations. Tyler West is our currently assigned community property manager. For issues and concerns regarding the community, please call FSR at 816-414-5300 and follow the prompts to contact the Customer Care Center. They will officially log your issue and direct your concern to the appropriate parties. Allow two business days for a response. If you receive no response, contact your board representative. For emergencies call 816-304-7320.

Tyler West FirstService Residential 11125 Ambassador Drive, Suite 200 Kansas City, Missouri 64153 Phone: 816 414 5300

Each year, in November, we hold the Annual Quail Park Homeowners Master Meeting. The purpose of the meeting is to elect directors and review the budgets and state of the Master Association. All owners in the Townhomes, Single-family, and Villas are invited to attend the Master meeting and elect their representatives. You will receive information via the US Mail and or email regarding the annual meeting details.

The Quail Park Master Homeowners Association Board meets monthly, usually in a board members home. Meetings may also be held via conference call or Zoom. If you have an issue you wish the board to address, please submit it to the Property Manager (Tyler West) five business days in advance of the scheduled meeting.

Meeting dates and locations are posted to the calendar on the website. Residents are welcome to attend meetings to observe proceedings; please notify the property manager if you plan to attend a meeting. Agendas and minutes of monthly board and annual meetings are posted to the eNeighbors website. Board of directors and contact information are also listed on the website.

Quail Park Website

The Quail Park eNeighbor website is the primary vehicle used to communicate efficiently with homeowners. The web address is <http://www.eNeighbors.com>.

Exterior Painting and Changes:

Any work done on the exterior of a Single-family home requires the owner to submit an Architectural Review request form to the person designated on the form. **Approval must be received before any work can begin.** All proposed improvements or alterations should fit into the established architectural style, landscape, topography, and existing character of the Quail Park community. For a comprehensive view of restrictions, please review the Quail Park Master Restrictions document located in the Quail Park website.

Requests include but are not limited to the following:

All exterior painting, staining and or surface changes	Exterior doors	Play structures (basketball goals, swing sets, playhouses etc.)
Any exterior additions or alteration	Windows	Hot Tubs, in ground pools
Roof	Landscape changes	Dog Houses
Garage Doors	Lot grading	Satellite dishes
Gutters, downspouts	Tree and or bush removal/planting	Fence/retaining/decorative wall installation/replacement/removal
Patio and deck extension/covers/enclosures	Vegetable gardens	Concrete work (porches, sidewalks, driveways, patios)

The Master Architectural Review Committee is comprised of three owners from the Villas and Single-family homes, including one Master board member. The ARC request form is found in the Quail Park eNeighbors web page or available from our Property Manager.

Streets in Quail Park:

The City of Olathe is responsible for maintenance of the following streets in and around the Villages of Quail Park development:

- Pflumm Road (includes curbs and sidewalks along the west side of Pflumm Road)
- 141st Street (includes curbs and sidewalks along the south side of 141st Street)
- Widmer Street
- 140th Street (in the Single-family community)
- 140th Terrace (in the Single-family community)

Parking in Quail Park

Unlicensed or inoperable motor vehicles are prohibited except in an enclosed garage. Overnight parking of motor vehicles, trailers or similar apparatus of any type or character in public streets, Common areas, or vacant lots are strictly prohibited. Motor vehicles shall be parked overnight in enclosed garages or on paved driveways only. All boats, trailers, campers, mobile homes, commercial trucks, buses, or similar apparatus may not be left or stored on any street, lot, or driveway overnight.

Snow Removal:

The City of Olathe handles snow removal on Pflumm Road, 141st Street and all streets throughout the Single-family community (Widmer Street, 140th Street, 140th Terrace). Single-family owners handle their own snow removal on driveways, all sidewalks, and stoops.

Pipeline Field:

An underground pipeline runs between the Townhomes and the Single-family and Villa communities, on either side of 141st Street. The Master Association is required to mow this space; usually 10 mows per year.

Mulch:

Quail Park covenants require the use of only black mulch for all trees, common area beds, Single-family homes, Villas and Townhomes beds. Only high quality, bug resistant mulch may be used. Single-family homeowners are responsible for their own yard maintenance, including mulching.

Turf Care:

Single-family homeowners are responsible for their individual turf management (mowing, seeding, sodding, aeration, fertilization, irrigation, and weed/pest control). Single-family owners are responsible for their own lawn, tree, and shrub maintenance, and irrigation.

The Master Association maintains the islands and all designated common areas throughout the development. Advance notification of chemical applications is posted to the website for owner reference.

Shrub & Tree Care:

Our landscape vendor(s) maintains shrubs and trees in all common areas throughout the development. Service includes trimming, pruning, shaping, fertilizer, and pest control.

Single-family homeowners are responsible for the planting, care and maintenance of shrubs and trees on their lots. Owners in the Single-family community are required to submit an Architectural Review request for permission to add/remove/replace shrubs and trees on their lots.

Plants & Flower Beds:

The Master Association is responsible for plants and flowers in the designated entry and monument common garden spaces. Single-family owners are responsible for the planting, care and maintenance of flowers, plants and bushes on their individual lots. Our landscape vendor is expected to weed all flower beds in the common areas.

Trees:

Each Single-family owner shall properly water, maintain and replace all trees and landscaping on the owner's lot, including any trees planted by or for the developer, but excluding those in a common area maintained by the Master association. Removal/planting/replacement of trees requires written approval from FSR and the Architectural Review Committee (ARC).

Certified arborists assist in the Quail Park development tree preservation efforts and advise the board on pest control, pruning, root girdling, and replacement needs. Homeowners are welcome to submit tree issues to the property manager for review by the arborists.

Trash Removal:

The City of Olathe handles trash removal in Quail Park. Friday is regular trash day and recycling is picked up every other week. No trash, refuse, garbage can or receptacle can be placed on any lot outside a residence except after sundown on the day before or upon the day of scheduled trash collection. Receptacles should be returned to your garage upon completion of pick up by the trash haulers. Contact the city to set up your account. Check their website for information on holiday schedules, recyclable items, large item pickups and toxic waste disposal.

<https://www.olatheks.org/services/trash>

You may download the City of Olathe's trash application to your phone through your play store by typing in Olathe Trash Day. The application provides you information on your trash pickup days including any changes due to holidays, recycle pick up days, household hazardous waste products and the disposal of those products as well as notification of any changes.

Rummage Sales:

No garage/estate/moving sales, sample sales or similar activities may be held within Quail Park without the prior approval and written consent of the Quail Park Master Homeowners Association. You may submit special requests to the property manager.

Holiday Lights:

The Master Association is responsible for the holiday lighting and decorations on the entrances to Quail Park along Pflumm Road. Homeowner exterior holiday lighting is allowed on Single-family homes between November 15 and January 31.

If you have questions or need further clarification
please check our website, contact our property manager, or a member of the Master board of directors.