

Pheasant Run Flyer



March 2022

Pheasant Run HOA
PO BOX 4484
Topeka, Kansas 66604

Email: Pheasant_Run_HOA@yahoo.com

Facebook: <https://www.facebook.com/groups/716661762071554/>

Special points of interest:

- * Upcoming Meeting Dates
- * May Elections
- * HOA Board Candidate Application

Meeting

Next BOD Meeting is March 28th, in the Cabana at 6:30 pm

Dates to Remember!

March 28th- Board Meeting 6:30 Cabana
April 25th- Board Meeting 6:30 Cabana
May 10th- General Membership Meeting HOA Board Election 6:30 Cabana

Appeal your 2022 Property Valuation!

Inside this issue:

PRBOD Candidates sought	2
Meeting Agenda	2
A Note from the Treasurer	3

Insurance policy costs include the value of our properties. Shawnee County 2022 property valuations are up 15%, which means our HOA insurance and homeowner policies will increase. It also means our taxes are going to increase. The current real estate bubble will burst without a doubt, and our home values will decrease. One could describe the enormous value increase as a COVID tax. Appealing is easy; fill out the form and send it in by March 31, 2022!

Why Run For The Board?

"If you always do,
what you've
always done
You'll always get
what you've
always got"

What I learned since then is no one is going to be more invested in preserving Pheasant Run than the homeowners! No one is going to watch our money better than us! While the board ultimately makes the final decision, monthly educating members and listening to their feedback makes decisions easier. By self-managing, we control the price and quality of each vendor. We have a long-range plan and, thankfully, the budget to fund it. I have learned more than I can put into this newsletter, and I challenge each of you to run for a board member position. Fill out the attached form and be invested in Pheasant Run!

Rosie Cooper- President

A G E N D A

I. Call to Order:

II. Draft Agenda- Rosie

III. February 2022 Minutes- Ronda

IV. Financials - Karla • February 2021 Financials

New Business:

- 5859 Plumbing issues
- Shawnee Co Appraiser Office Appeal Deadline March 31st
- Pheasant Run Web page
- Board Election

Old Business:

V. Farm Bureau Insurance: Kirk Bath

- Status

VI. Status Reports

- Rain Guards
- December Storm: Total \$10,438.60

VII. Other VII. Executive Session

IX. Adjourn

A Word from the Treasurer, Karla Jennings

“If you always do,
what you’ve
always done
You’ll always get
what you’ve
always got”

Just a “heads up:
As was decided by the Board and everyone who attended the Nov 2021 Board Meeting, all HOA dues increased by \$25 a month as of January 2022. Some owners have over paid and some have under paid, so you will all be receiving a copy of your current dues statement from our accounting firm, American Tax Service.
Please take a look at this statement and bring your dues up to date. If you have any questions please call me, Karla Jennings, at 785-221-4523 or email me at karla@farmingunlimitedtv.com.

Neighborly reminders:

1. We all love our pets, but please be a good neighbor and pick up after them when they “do their business” in our community.
2. Please break down all boxes or large items (whenever possible) to ensure that there is enough space in the dumpsters for everyone. If you see individuals, other than Pheasant Run homeowners using our dumpsters, please get a description, photo, license plate/vehicle description and report it.
3. Please do not litter common areas. This means to secure items on your decks and patios so that the Kansas wind doesn’t “redistribute” in the common areas of our community too.

HELP US KEEP OUR COMMUNITY BEAUTIFUL FOR EVERYONE!



Our Annual Homeowners Association is just around the corner. Please consider running for the Board of Directors and making a positive impact on our community.

If you are interested in servicing, please fill out and complete the attached Candidate Application and Biography Sheet so we can get you on the ballot.

Once you complete the Application and Bio, please return it to any current Board member, mail to the PO Box, or deposit it in the Suggestion Box located inside the Pool Cabana **NLT April 10th**, so we can assure you are on the ballot/proxies for the election.