



Ryan's Run Homes Association
16830 Antioch Rd
Overland Park, KS 66085

May 19, 2023

Via Regular Mail

Homeowner Name and Address

Dear Ryan's Run Homeowner,

At our 2023 annual meeting on Sunday, February 8th, the Board of Directors reported on the activities of the Association and its Board for 2022. You can read/review the details of the annual meeting in our minutes, slide show presentation, and recorded meeting video posted on the Association website at <https://ryansrunhoa.org/>.

At the annual meeting, it was noted that in the past, only one-time/special (voluntary) assessments have been implemented. For example, in 2022, a one-time/special (voluntary) assessment of \$150/homeowner was processed to cover legal review expenses of the Association documents and to replenish the Association's general operating fund. The Board looked into how best to continually provide a sufficient general operating fund to keep our neighborhood strong, support our activities, and maintain our community's character, as well as the value of our homes. The Board presented an estimate of the Association's reoccurring annual costs of \$2,090.00 for 2023. Based on the Association's need for continual funding of its operating fund, estimated costs for 2023, and potential future re-occurring and other special assessments, the Board made the following recommendation for membership consideration and approval.

Execute Amendment to the Ryan's Run Homes Association Declaration to Levy/Collect an Annual Assessment of \$50.00/Homeowner by August 1 of Each Year. Collection would be via electronic payment, such as PayPal, or personal check mailed/hand-delivered to our treasurer. This would raise \$2,100.00 annually, approximately equal to our estimated annual re-occurring costs. The amendment also includes the authority to levy from time-to-time special assessments, as the need may arise over and above the annual assessment amount, along with procedures for non-payment of a delinquent assessment by an owner of a Lot.

This recommendation was discussed, a motion was made and seconded, and the quorum of members in attendance voted (14-1, 1 abstention) to levy an annual assessment of \$50 per homeowner to be collected by August 1 of each year. The amendment was then executed by a majority of the homeowners in accordance with Article V of the Association Declaration and registered with the State of Kansas Register of Deeds on April 27, 2023. Please find enclosed details on how to submit your annual assessment payment.

Best Regards,

Your Ryan's Run Homes Association Board of Directors



Ryan's Run Homes Association Annual Assessment

Your Ryan's Run Homes Association annual assessment payment is \$50 due by August 1 of each year. A late fee applies after August 15.

Homeowners have **TWO** payment options for their payment as follows and noted in the Payment Chart below.

- 1) You can use the enclosed addressed return envelope to mail or drop off your payment to the Ryan's Run Homes Association Treasurer at that address. Please include the completed bottom portion of this page with your payment so we can accurately account for your payment. **Make checks payable to "Ryan's Run Homes Association".**
- 2) You can use PayPal, which gives you the option to use a debit or credit card to pay your dues. Please use the PayPal link on the Association's website. If you have questions regarding this option, please check out the PayPal FAQs on the website or contact the Treasurer with any questions.
 - If you choose to use **PayPal**, there will be a PayPal processing fee of approximately **4%**, included in your payment.
 - After completing the required payment information, you **must** check "Share your mailing address with Ryan's Run Homes Association, Inc. so they can acknowledge your donation." before you click on the "**Donate Now**" button.
 - You **do not** need to have a PayPal account, just select the "Donate with a debit or credit card", or use the "Donate with PayPal" link on the bottom of the PayPal page.
 - Your assessment donation is not tax deductible.

| | <u>Amount Due</u> | <u>Amount Due by PayPal Payment</u> |
|------------------------|-------------------------|-------------------------------------|
| By August 1 | \$50 | \$52 (includes PayPal fee) |
| After August 15 | \$50 plus 10% per annum | \$52 plus 10% per annum |

After August 15, late fee of 10% per annum will be added until payment is received in full.

Include bottom portion of statement with payment. Payment of Ryan's Run Homes Association annual assessment is due August 1 of each year.

Name: _____
Address: _____

Amount Enclosed: _____