



Ryan's Run Homes Association
16795 Grandview Street
Overland Park, KS 66085

July 14, 2026

Via Regular Mail

Homeowner Name and Address

Dear Ryan's Run Homeowner,

At our 2023 annual meeting on Sunday, February 8th, an 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 was approved by the membership. The amendment was 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. You can read/review the details of that annual meeting in our minutes, slide show presentation, and recorded meeting video posted on the Association website at <https://ryansrunhoa.org/>.

Since approval of the Amendment, the \$50.00/Homeowner by August 1 of each year has been assessed and collected, except for this past year (August 1, 2025 to August 1 2026 period). For that period, the Board decided to waive/suspend the Annual Assessment due to the lack of designated general fund usage and the large amount of the fund (approximately \$5,000). For details of this decision, please refer to the Board of Directors Meeting Minutes for August 12, 2025, posted on the Association website at <https://ryansrunhoa.org/>.

For the upcoming year (August 1, 2026 to August, 2027 period), the Board decided that a \$25 Annual Assessment would be appropriate to cover our annual expenses and maintain our general operating fund around the \$4,000 to \$5,000 level. For details of this decision, please refer to the Board of Directors Meeting Minutes for April 21, 2026, posted on the Association website at <https://ryansrunhoa.org/>.

Please find enclosed details on how to submit your Annual Assessment payment for the August 1, 2026 to August 1, 2027 period.

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 \$25 due by August 1 of this 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 Monty Nigus at that address, who is assisting the Ryan's Run Homes Association Treasurer with collection of the annual assessment. 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 **8%**, 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	\$25	\$27 (includes PayPal fee)
After August 15	\$25 plus 10% per annum	\$27 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: _____