

# Milburn Fields HOA 2023

Annual membership meeting

April 1st, 2023

10:30 am



# Board Introduction

Alex Payne - President

Sarah Hendrix - Member

Terra Herzog - Vice President

Traci Higbee - Member

Justin Wetterer - Treasurer

Trent Sorensen - Member

Jan Schwert - Secretary

# Guest Speakers

**Holly Grummert**, OP City Council Ward 1

- Public Safety Committee Chair, Finance Committee

**Trevor Miller**, OP Fire Safety

- Fire Safety, and OP resources

**Eric Nelson**, Johnson County Environmental Health

- JoCo Recycle Right Campaign

# Holly Grummert - OP City Council



**Holly Grummert,**  
OP City Council  
Ward 1

Public Safety  
Committee Chair

Finance Committee

[Holly.Grummert@opkansas.org](mailto:Holly.Grummert@opkansas.org)

# Trevor Miller, Fire Inspector and Safety Expert

## Fire Safety Overview

### Overland Park Fire Department Resources:

Smoke Alarms: tips and information

CPR and Lifesaving classes

Child Seat Safety Checks

Insert link to opkansas site



CPR + AED Classes

Learn to save a life. Enroll in our lifesaving classes.



Child Seat Safety Checks

Overland Park Police Department traffic safety technicians can help make sure your kids are riding safe and sound.

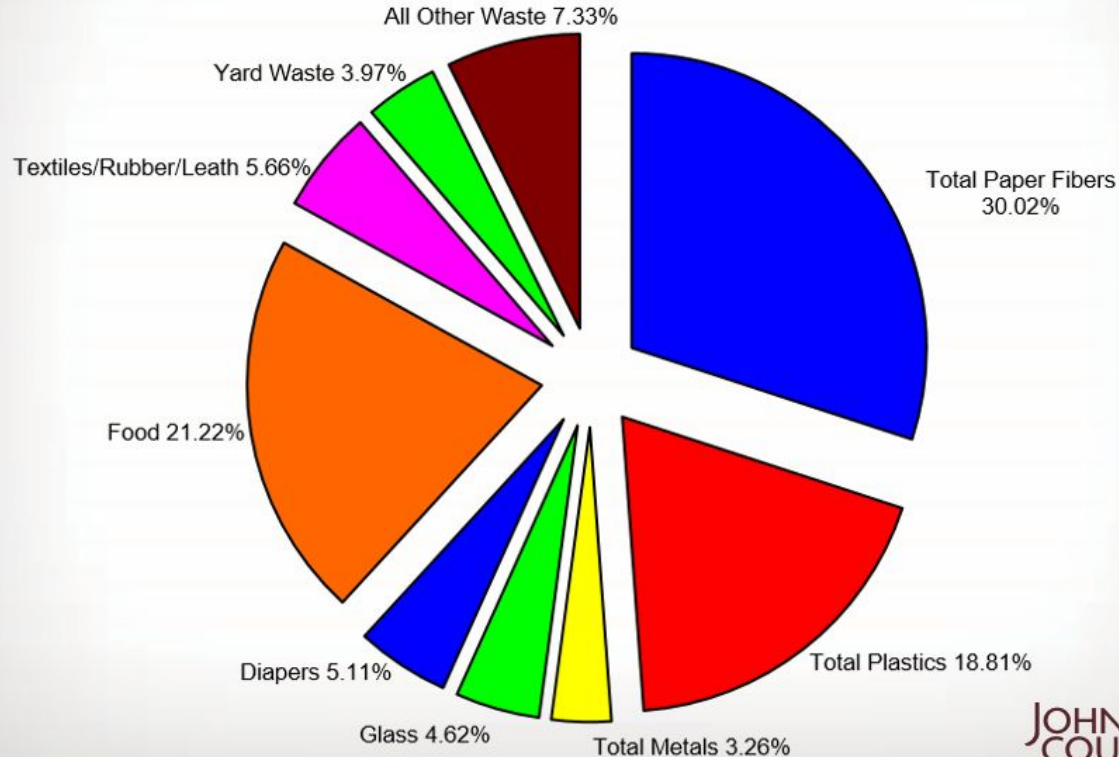
# Eric Nelson, JoCo Recycle Right



**In The Bin**

Johnson County

# What are we throwing away?



## Johnson County Landfill

- Most Johnson County trash goes here
- Receives 5,000 tons a day
- 50% of the landfill is comprised of recyclable or compostable material
- Is owned by a private business: Waste Management



JOHNSON  
COUNTY  
KANSAS



- Set to close by 2043, depending on how quickly we fill it up
- 70% of waste is commercial, 30% residential
- Receives waste from 11 counties



# Contamination

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- What can and can't go In The Bin?
- Recycling as a business
- What happens to a non-recyclable at the recycling center?
- Many items, especially plastics can be very confusing
- Nearly 50% of our trash is recyclable

# Wow Recycling Can Be Confusing

**Yes**

Put these items in your recycling cart.



Milk jugs



Plastic bottles  
(necks smaller than base)



Paper milk-style cartons



Phone books



Shredded paper



Mail, magazines, mixed  
paper and catalogs



Metal cans



Aluminum cans



Newspaper & inserts



Paper bags



Cereal boxes



Cardboard



Paper or frozen food boxes

**No**

DO NOT put these items in your recycling cart.

**No Styrofoam or Plastic Bags!**



Styrofoam  
peanuts



Styrofoam  
containers



Styrofoam  
blocks



Plastic bags



Glass



Batteries



Pill bottles



Toxic product  
containers



Plastic tubs



Plastic lids & caps



Frozen food bags



Juice boxes



Foil



Food-contaminated  
paper plates and  
napkins



Plastic cups



Glassware



Ceramics



Light bulbs



Metal hangers



Chip bags



Aerosol cans

## Preparing recyclables is easy

- Recyclables should be clean, rinsed, dry and empty. (Milk sours and will leave odors in the cart. It also can contaminate the paper.)
- Rinse containers with water and leave no food residue.

- Do not bag items, unless it is shredded paper. Put shredded paper in a paper bag.
- Labels can stay on.
- Plastic lids & caps must come off. Throw them away.

**PLASTIC BAGS WILL CAUSE MACHINERY TO JAM! After placing recyclables in bin, put plastic bags in garbage or recycle them at your local grocery store.**



**Pierce County**  
Public Works and Utilities  
Solid Waste Division

[www.piercecountywa.org/recycle](http://www.piercecountywa.org/recycle)

# Comingled Recycling



- ✓ Paper
- ✓ Plastic bottles
- ✓ Aluminum Cans
- ✓ Cardboard boxes
- ✓ Newspaper
- ✓ Plastic jars, jugs & tubs

## Bottle Caps: On or Off?



- You can now leave bottle caps on
- Just make sure the container is empty and screw the lid back on

## How clean does it need to be?



- Food waste left in jars and cans can be a contaminant
- Add some water and give it a quick shake or wipe it out with a cloth



**OUT OF THE BIN**  
**BUT CAN BE RECYCLED!**



Tricky Tricky Tricky

# Styrofoam

[www.recyclespot.org](http://www.recyclespot.org)  
Atlas Molded Products



# Glass

Ripple Glass  
Drop offs



# Ripple Glass



- Recently collected their 1 billionth bottle
- Amber glass gets crushed, sent to Tulsa, and then used again to make Boulevard Beer bottles
- Other glass is sent to Owens Corning in KC and made into fiberglass insulation
- **Closed loop system**



# Recycle clean, dry plastic bags and film packaging



Air Pillows



Grocery & Retail Bags  
labeled #2 (HDPE) or #4 (LLDPE)

*Tip: Store in plastic bag until  
next trip to the store*



Case Wrap



Newspaper Bags

Look for this label  
on film products  
like these:



Bread Bags  
(with crumbs shaken out)



Produce Bags



Food Storage Bags



Napkin, Paper Towel,  
Bathroom Tissue and  
Diaper Wrap Packaging

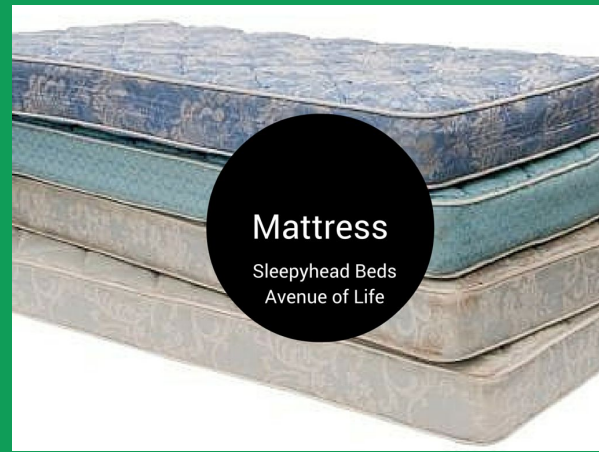
plasticfilmrecycling.org





## Electronics

Several Options



## Mattress

Sleepyhead Beds  
Avenue of Life



## Clothes

RecycleSpot.org



## Plastic Bags

Grocery Stores



## Shredded Paper

RecycleSpot.org

# Rigid Plastics

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- Accepted at the recycling center at 4707 Deramus Ave.
- Must be empty and disassembled, nothing larger than 3' by 5'
- 5 gallon buckets, storage crates, tubs, baskets, plastic furniture, large jugs, and more
- Bridging the Gap



**OUT OF THE BIN**

**NOT RECYCLABLE**



**Paper Towels & Napkins**

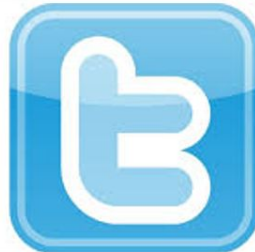
# Household Hazardous Waste



- Paints, cleaners, pesticides, oil, and much more
- Shouldn't go in trash or recycling
- Two locations in JoCo
  - Johnson County Government
  - City of Olathe

## Social Media

- Facebook: Johnson County Recycles
- Twitter: @JoCoRecycles
- Instagram: @JoCoRecycles



JOHNSON  
COUNTY  
KANSAS

# Q & A

We will take 20-ish minutes to answer questions!

# HOA Items: Agenda

2022 Annual Meeting Minutes, *available here:* <https://milburnfieldsop.com/home/annual-meetings-2>

2022 Treasurer Report Approval & 2023 Annual Budget Approval

2023 Events Outlook

Proposed “Bulky Item” months to consider for a weekend neighborhood pickup (with GFL)

Trash in Johnson County

Neighborhood Facebook Group

HOA Board Position Voting

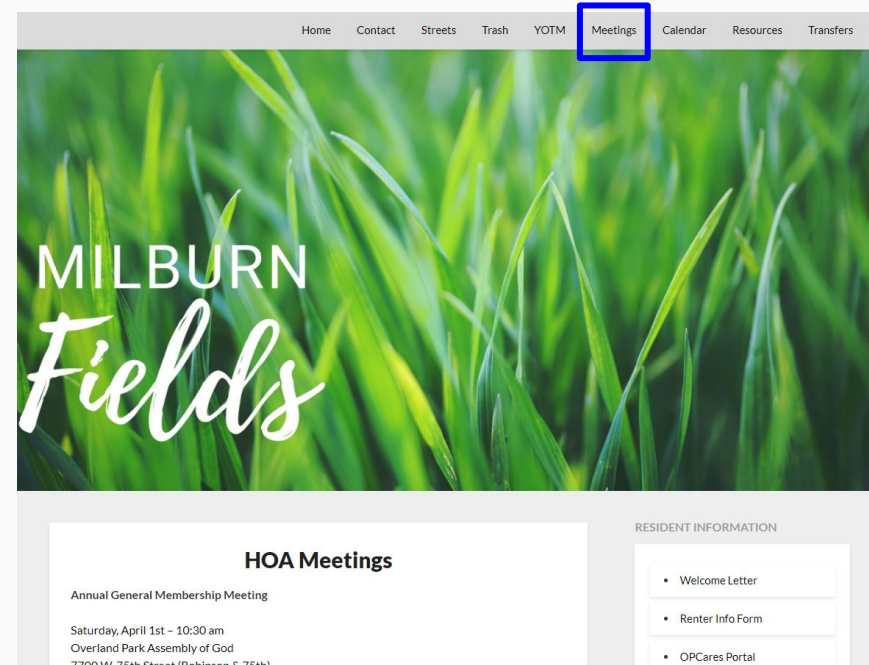


# 2022 Annual Meeting Minutes:

Please review the minutes from last year's annual meeting. If there are any edits, please inform us.

As a reminder, all monthly Board meetings are open and meeting minutes are saved on the website:

<https://milburnfieldsop.com/home/annual-meetings-2>



The screenshot shows the website for Milburn Fields. The navigation menu at the top includes Home, Contact, Streets, Trash, YOTM, Meetings (highlighted with a blue box), Calendar, Resources, and Transfers. The main banner features a close-up of green grass with the text "MILBURN Fields" overlaid. Below the banner, the "HOA Meetings" section is visible, listing an "Annual General Membership Meeting" on Saturday, April 1st at 10:30 am at the Overland Park Assembly of God, 7700 W. 75th Street (Robinson & 75th). To the right, the "RESIDENT INFORMATION" section contains links for "Welcome Letter", "Renter Info Form", and "OPCares Portal".

# 2022 Treasurer Report

## 2021 Taxes Update:

The state of KS has granted our request for dropping the previous late fees penalties.

2022 Milburn Fields HOA Income / Expenses			
Income		Expenses	
Annual Dues - HOA	\$2,904.00	Annual General Meeting	\$291.19
Annual Dues - Trash	\$49,064.00	Annual Kansas Filing Fee	\$40.00
Late Fees	\$21.60	Annual Neighborhood Picnic	\$1,008.81
Liens Collected	\$1,358.70	Bank Charges	\$13.30
PayPal Fee (Balance) Leftover	\$364.00	D&O/Bond Insurance	\$971.00
Title Transfer Fee	\$1,000.00	HOA Software	\$246.78
	<b>\$54,712.30</b>	Welcome Baskets	\$25.00
		Postage and Office Supplies	\$283.04
		PO Box Rental	\$232.00
		Legal Fees	\$490.00
		Printing	\$474.00
		Safe Deposit Box	\$20.00
		Website Fee	\$143.88
		WCA Trash & Recycling	\$52,577.51
			<b>\$56,816.51</b>

Milburn Fields HOA Banking	
<b>Accounts</b>	
Annuity #1	\$5,813.95
Annuity #2	\$34,883.49
Checking	\$59,056.40

# 2023 Proposed Budget Report

2023 Milburn Fields HOA Financial Budget		
<i>Funds available at beginning of 2023 (1/1/2023)</i>	<b>\$17,223.01</b>	
<b>Budgeted Income</b>		
Annual Dues - HOA	\$3,192.00	
Annual Dues - Trash	\$57,988.00	
Interest Income	\$550.00	
Title Transfer Fee	\$750.00	
	<b>\$62,480.00</b>	
<b>Budgeted Expenses</b>		
D & O / Bond Insurances		\$971.00
HOA Software		\$250.00
PO Box Rental		\$232.00
Safe Deposit		\$20.00
Annual Kansas Filing		\$40.00
Website Fees		\$143.88
Yard of the Month (May-Sept)		\$125.00
Annual Membership Meeting		\$250.00
Annual Neighborhood Fall Event		\$500.00
Welcome Baskets		\$25.00
Newsletters (printing, postage, envelopes)		\$190.00
Legal Fees (estimated for Bylaws Project)		\$1,000.00
Postage/Printing/Office Supplies		\$650.00
WCA Trash & Recycling		\$59,964.12
		<b>\$64,361.00</b>

# Bylaws Update Project:

**By-laws rewrite:** In the last years, there was a budget line item to revise the HOA by-laws document based on the recommendation of our HOA attorney. The amendments made to the by-laws over the years were not written to be legally compliant.

We have removed any budgeted amounts will be in 2024.

# Bylaw Project Outline

## **Why are we reformatting?**

- The document needs updating to current standards
- Streamlining the by-laws for easy accessibility
- Arranging the CCRs by category
- Adding in the previously voted upon missing CCRs
- Redefining Board Member duties
- Updating for inclusive language
- Declarant will remain the same by law

## **What are the CCRS?**

- CCRs are Covenants, Conditions and Restrictions
  - Considered publicly recorded deed restrictions to property & neighborhoods
- These are where the categories come into play!
  - Architecture, Animals, Fences, Landscaping, etc
- We will be adding in the voted up by-laws for solar panels and pets.

# Bylaw Project Outline

## **What changes can we expect?**

- The restructuring of Board Member duties for clarification to the incoming Board Members and the HOA association
- The Table of Contents will change to reflect the new structure of the Bylaws and CCRs.
- A Plotted Map of the Neighborhood will be added
- This is a process, and the Board Welcomes your input!

## **Will there be new by-laws?**

- NO new by-laws will be added in
- If there is a need for new Bylaws or adjustment of any by-laws necessary, this would be voted upon at the 2024 Annual Meeting

# Where can I find updates?

- All work will be updated quarterly on the website until the 2024 Annual Meeting.
- There will be three documents available on the website:
  - The original document
  - The working document
    - Adjustments will be highlighted, redlined and/or notated
  - The restructured document
    - No notations
    - This is the document up for the 2024 vote

Questions? Let's talk about it!

## Original Document

- XI. All residences or dwellings constructed or maintained shall have a minimum square footage of ground floor area exclusive of garages and porches equal to that outlined in the following table:

1 story house	864 square feet
1 ½ story house	650 square feet
2 story house	550 square feet
2 story house over garage	450 square feet

Except with the written permission of the Board no dwelling exceeding one and one half (1 ½) story will be permitted.

## Working Document

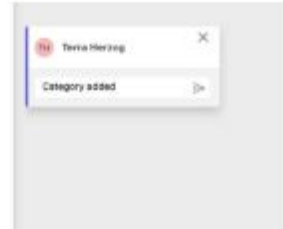
extend two (2) feet nearer said property line.

### ARCHITECTURE

- XI. All residences or dwellings constructed or maintained shall have a minimum square footage of ground floor area exclusive of garages and porches equal to that outlined in the following table:

1 story house	864 square feet
1 ½ story house	650 square feet
2 story house	550 square feet
2 story house over garage	450 square feet

Except with the written permission of the Board no dwelling exceeding one and one half (1 ½) story will be permitted.



## Restructured Document

### ARCHITECTURE

- XI. All residences or dwellings constructed or maintained shall have a minimum square footage of ground floor area exclusive of garages and porches equal to that outlined in the following table:

1 story house	864 square feet
1 ½ story house	650 square feet
2 story house	550 square feet
2 story house over garage	450 square feet

Except with the written permission of the Board no dwelling exceeding one and one half (1 ½) story will be permitted.

# 2023 Neighborhood Events:

**Weekend Garage Sale:** In past years, the neighborhood garage sale was held in October. Are there any suggestions on when we hold this year's event?

**Block Party / Halloween Parade:** Is there a desire to change this event or plan a different format for a neighborhood block party?



# Neighborhood Bulky Item Pickup Weekend

Now that the City no longer organizes a bulky item pickup, the Board would like to help coordinate a weekend that we can organize a dumpster for our neighborhood. Due to their workload, truck curbside pickup is not available at this time. We are working with GFL or another trash service to confirm all details.

## **Month Suggestions:**

- May
- June
- September
- October

# Trash Update

Our rate is based on 262 houses in the neighborhood with trash service.

\$219 per house, per year  
\$18.25 per house a month

In 2024 we are anticipating a rate increase - but not yet confirmed.



Kansas City Hauling  
Customer Service & Sales:  
816-380-5595

## SUMMARY OF CHARGES

PREVIOUS BALANCE:	<b>\$4,997.01</b>
CURRENT CHARGES:	<b>\$4,997.01</b>
PAYMENTS & ADJUSTMENTS:	<b>\$4,997.01</b>
OTHER UNPAID BALANCE	<b>\$0.00</b>
<b>TOTAL DUE:</b>	<b>\$4,997.01</b>

## IMPORTANT MESSAGES

Your invoice may reflect an

ACCOUNT #: AS085535  
SITE #: 0000  
INVOICE #: AS0001113468  
PO #:

INVOICE DATE: 1/1/2023  
TOTAL DUE: \$4,997.01

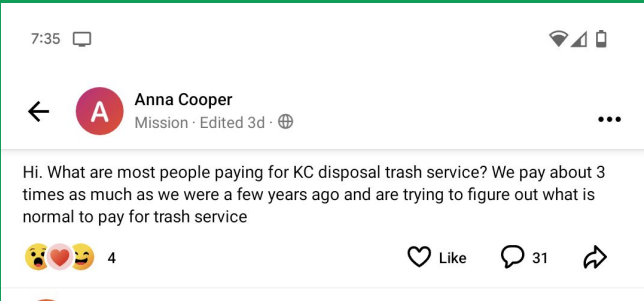
Late payments may be subject to a fee  
\*INVOICES ARE DUE UPON RECEIPT

Pay by Phone: 844-778-3595

Pay On-line: [gflenv.com](http://gflenv.com)

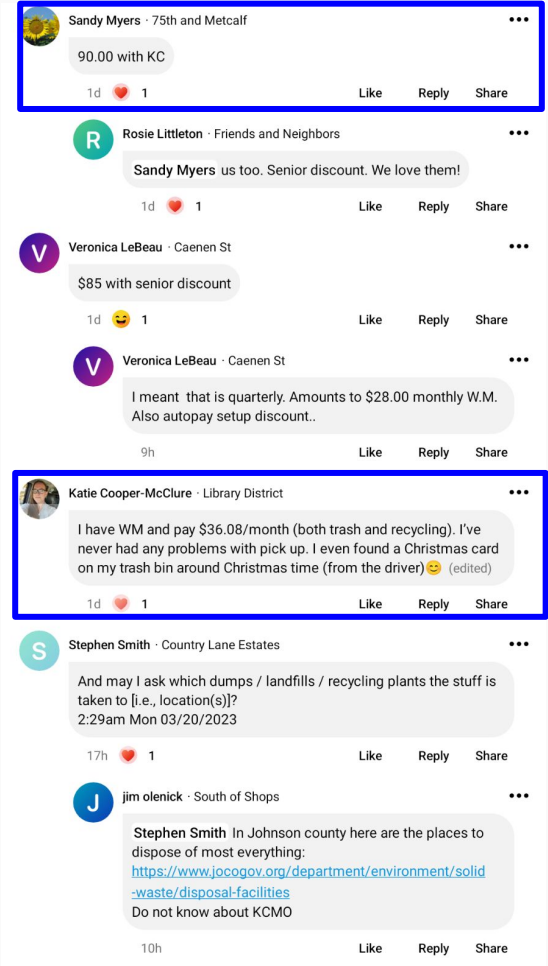
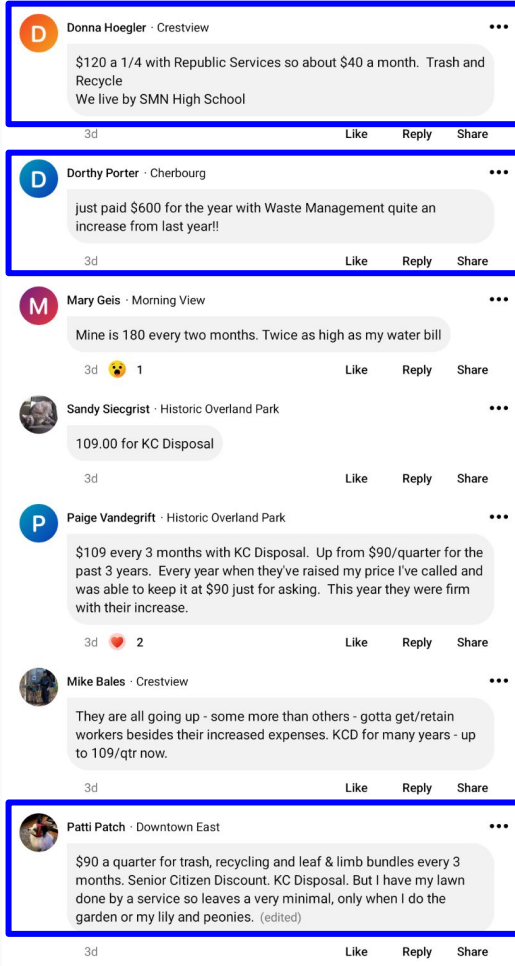
TRANSACTION DATE	DESCRIPTION	REFERENCE	QTY	AMOUNT
	Balance Forward			\$4,997.01
	Payments			\$4,997.01
	Adjustments			\$0.00
	Invoices			\$0.00
01/01/23	Admin Fee	SC1209409	1.00	\$2.50
	Site Surcharge Total			\$2.50
	Site Tax Total			\$0.00
	<b>Site Total</b>			<b>\$2.50</b>
SITE #: (0001)	MILBURN FIELDS MASTER BILL			
	PO BOX 4277 OVERLAND PARK			
01/01/23	Trash (Monthly)		1.00	\$4,540.46
	2/1/2023-2/28/2023			
01/01/23	Fuel Surcharge		1.00	\$454.05
	Site Surcharge Total			\$454.05
	Site Tax Total			\$0.00
	<b>Site Total</b>			<b>\$4,994.51</b>

# Trash Prices in Johnson County, via NextDoor App



Search for these neighborhoods:

75th St and Metcalf  
Milburn Fields



# Neighborhood Facebook Group

An update to the group rules.

We'd like to extend Facebook group admin rights to neighbors that would like to volunteer.

## Milburn Fields Families FB Group Rules

### For Milburn Fields Community Members

#### 1. Be Kind & Courteous

We're all in this together to create a welcoming environment. Let's treat everyone with respect. Healthy debates are natural, but kindness is required.

#### 2. No Hate Speech or Bullying

Make sure everyone feels safe. Bullying isn't allowed, and degrading comments about race, religion, culture, sexual orientation, gender or identity will not be tolerated.

#### 3. No Promotions, Spam or Fundraisers or Irrelevant Links

Give more than you take within the group. Free events may be promoted.

#### 4. Respect Everyone's Privacy

Being part of this group requires mutual trust. Authentic, expressive discussions make groups great, but may also be sensitive and private. What's shared in the group should stay in the group.

#### 5. Facebook Administrators Reserved Rights

In the sole interest of honoring our commitment to our guidelines in fostering a safe and inclusive environment, any post, comment or member may be removed at any time for violations of the group rules.

#### 6. Zero Tolerance Policy

This group exists to foster a sense of community, cooperation, and helpfulness which are reflected in our rules. Violation of any one rule may result in you being blocked from the group.

# HOA Board Position Voting

- Alex Payne (2 year term election)
- Justin Wetterer (2 year term election)
- Trent Sorensen (2 year term election)
- Sarah Hendrix (2 year term election)
- Janet Schwert (1 year term election)

*Volunteers welcome!*

# Contact Us!

**Email:**

[milburnfieldsjoco@gmail.com](mailto:milburnfieldsjoco@gmail.com)

**Website**

[www.milburnfieldsop.com](http://www.milburnfieldsop.com)

**Facebook:**

Milburn Fields Families

<https://www.facebook.com/groups/milburnfields>

**NextDoor App:**

Milburn Fields and/or 75th Street



# Final Q&A / Prize Time!

a thank you from the board :)



Thank you for staying involved with your neighborhood and community.



## Milburn Fields Families

Private group · 252 members



About Discussion Announcements Rooms Members Events Media Files



What's on your mind, Alexander?

About



### HOA News – April 2021

Posted on April 2, 2021 by milburnfields

Construction has begun! As promised, the street construction project has started right on time. The first day of work has shown some instant, dramatic changes with the tree removal portion starting in Phase 1, which consists of South Conser and North Robinson. If you live on those streets and are interested in obtaining quotes from...



### HOA News – March 2021

Posted on March 4, 2021 by milburnfields

Springtime weather now! Bye bye winter (hopefully for a while!) We are wrapped up with collecting dues for this year – thanks for your diligence in paying on time, being patient with