

Pinewood HOA – Meeting Summary

Date: June 8th 2026

Time: 7:04 PM

Location: Teams Meeting/Online & Blue Valley Library

Meeting Overview

- The June Pinewood HOA Board Meeting was held on June 8th, 2026, In person @ Blue valley Library & via Microsoft Teams video conference.
- Board members in attendance: Ajit Kanerkar, Salil Kulkarni, and Tania Mukherjee, Quorum established, Residents in attendance: In person- 8 & Online- 3.
- Meeting was recorded; video was optional. Attendance recorded..

Financial & Dues Updates

- All dues collected, Total expenditure till date ~ \$16,800 (avg \$3400 monthly)
- A second partial delinquency exists — a small late fee only; annual dues for that homeowner have been paid.
- Retention pond recertification completed by Phelps engineering & paperwork submitted to City of overland park

Architectural Requests

- Lot 53-Roof Replacement -IKO Nordick Class 4-Approved
- Lot 53-Deck repair-no structural changes-Approved
- Lot 51-Front Door Paint-SW7730 Forest wood(green).-Approved
- Board has received 17 total architectural requests-all approved.

Website & Records Management

- Financial records available on website
- Meeting notes available on website

Communication & Social Media updates

- Follow us on <https://www.facebook.com/profile.php?id=100064688918494> for announcements
- Facebook Community group - <https://www.facebook.com/groups/1168216318127297>

Community & Maintenance Updates

- Maintenance concern regarding island on 157th was discussed-Homeowners in attendance raised shared opinion of keeping the green space maintained rather than removal and installation of rock structures-Board will evaluate options to address issue- install low maintenance tree/watering service

Bylaws Update

- Board to provide preliminary proposed bylaw updates to homeowners once final review is complete.
- Proposed changes will be shared with homeowners for comment. Homeowners may suggest additional changes during that review period.
- Legal review will follow community input. This is done to minimize attorney costs.

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Community Guidelines – Submitting Concerns

- The board requests that homeowners submit concerns with specific details, documentation, or evidence rather than generic reports. Vague or unverified complaints cannot be acted upon.
- Concerns should be sent directly to the board via the website contact form or email — not broadcast to neighbors. This keeps matters confidential and properly documented.

Open Floor Highlights

- Homeowners raised concerns over landscaping & Garbage disposal/Trash can storage within community-Board recognized as per D&R homeowners need to maintain Landscaping in front of the property. Pots in front yard should not replace landscaping. Trash cans should be appropriately stored after picking up.
- Homeowners shared impact of property maintenance lawn care, yard maintenance & neighborhood appearance on property value.
- Homeowner inquired about update on Bylaws -Board responded board has finished reviewing the bylaws and will need to go through before sharing update-a Board member travelling out of town for business purpose
- The HOA board & homeowners in attendance discussed several issues, including parking on roads, sidewalk conditions, and water drainage problems.
- Homeowners are encouraged to report sidewalk maintenance to city or board.
- The board also addressed concerns about inoperable vehicles and will send out a reminder to homeowners about safety reminders and maintenance requirements.

Meeting Schedule

- Next HOA meeting: Monday, July 13th, 2026 (second Monday of the month). The board will communicate in advance if the schedule changes.

Action Items

- Island maintenance on W 157th st
- Share proposed bylaws amendments with community.
- Share safety /maintenance tips and requirements with neighborhood.
- Ongoing -website updates
- Evaluate and identify challenges of being self-managed HOA
- Continue working with social committee to establish details of social events.