

Pinewood HOA – Meeting Summary

Date: January 19, 2026

Time: 6:00 PM

Attendees – Ajitsinh Kanerkar, Dr. Salil Kulkarni, Tania Mukherjee and 13 homeowners (See Attachment)

Officer Elections

The Board conducted officer elections for 2026.

- **President:** Ajitsinh Kanerkar
- **Vice President & Architectural Committee Lead:** Tania Mukherjee
- **Treasurer & Secretary:** Dr. Salil Kulkarni

During the meeting, it was noted that the bylaws prohibit one person from serving as both Secretary and Treasurer. Pending quorum and formal vote at the next meeting, the updated officer roles will be:

- **Interim Vice President & Treasurer:** Dr. Salil Kulkarni
- **Interim Secretary & Architectural Committee Lead:** Tania Mukherjee

Committee Updates

- **Architectural Committee:** leadership Stakeholder - Tania; Led by Lola supporting landscaping and related projects.
- **Social Committee:** Leadership Stakeholder – TBD; Led by Katherine; planning at least one summer event.
- **Election Committee:** To be re-established as in prior election cycles.
- **Neighborhood Watch / Safety & Security:** Leadership Stakeholder – TBD; Led by Bonnie Gwin, focusing on safety issues including speeding and street parking.
- **Mailing Coordination:** Leadership Stakeholder – Ajit, Salil and Tania; Supported by Bonnie.

Financial Report (as of 01/19/2026 6:00pm CST)

- **Delinquent Dues:** Approximately 52 homeowners have outstanding payments.
 - *Action:* Salil will send a reminder email outlining dues requirements and potential penalties.
- **Invoices Paid:** Waste Management (\$2,450), utilities, MAK management fees, and prior summer legal fees.

Compliance & Property Concerns

- A homeowner reported issues regarding a nearby property with structural and aesthetic concerns.
 - **Action:** The Board will contact the city and the homeowner to address the matter.
- A homeowner reported issue with insufficient streetlights on our streets.
 - **Action:** The Board will contact the city to request streetlights.
- Multiple homeowners reported speeding issues on both Lowell and inside streets.
 - **Action:** The Board will contact the city to request stop signs and speed limit signs.

Architectural Requests

- **Approved:** Emergency roof replacement at Lot 15.
- **Pending:** Deck replacement at Lot 55 awaiting details on materials and colors.

Communication & Website

- **Webmaster:** Ganesh Madhav
 - **Goal:** Centralize HOA documents (e.g., bylaws, minutes) on the website to improve transparency.
- **Social media:** Plan to link the public Facebook page (Managed by Angel Halls) with the private residents' group (Managed by Christian Porras).
- **Response Standard:** Board aims to address homeowner inquiries within 48–72 hours.

Neighborhood Safety

- **Speeding/Traffic:** Discussion of requesting additional stop signs, particularly near Valley View and 156th.
- **Street Parking:** Note that street parking is governed by the city; residents are encouraged to avoid creating visibility issues.

Bylaws

- The Board acknowledged that the current bylaws (from 2002) need updates to reflect the neighborhood's growth.

Weather Advisory & Winter Storm Preparedness

- A winter storm is expected in the coming days. **Please stay warm, prioritize safety, and limit travel when conditions worsen.**
- If you need assistance - such as help with supplies or shoveling please contact the Board or reach out to neighbors.
- **To report snow or ice issues on public streets**, submit a ticket through the City of Overland Park's OPCares system:
<https://opcares.opkansas.org/service-request-types/by-name/snow-and-ice-removal>

Additional Winter Storm Preparedness Resources

To help you stay safe and prepared, here are recommended steps and resources:

Create a Home Emergency Kit:

- Flashlights, batteries, blankets
- Bottled water and non-perishable food
- First aid supplies and necessary medications
- Portable phone chargers

Prepare Your Home:

- Drip faucets to prevent frozen pipes
- Open cabinet doors under sinks to allow warm air circulation
- Know where your water shutoff valve is located
- Ensure pets have warm shelter

Travel & Vehicle Readiness:

- Keep your gas tank at least half full
- Carry essentials: ice scraper, jumper cables, shovel, sand or cat litter
- Check tire tread and battery health

Stay Informed:

- Overland Park Emergency Management updates
- National Weather Service (weather.gov) for storm alerts
- Local news and text/email alerts for road closures

Next Meeting

Date: February 9, 2026

Time: 7:00 PM - 8:00 PM

Location: Blue Valley Library

