February 15, 2022

Chadsworth HOA meeting scheduled:

Tuesday, April 12, 2022 7:00pm

Northwest Christian Church

10850 W. 21st Street

Neighbors,

Our mailing address is:

**Chadsworth HOA**

**PO Box 114, Maize, KS 67101**

Below is an update on the projects from 2021:

* Geese problem – please do not feed the geese
  + Do not feed the geese signs placed around the lakes
  + Pamphlets handed out to all lakeside homeowners
  + Permit to addle eggs of geese
  + Talked with homeowners feeding the geese
  + Fined homeowners who continued to feed the geese
  + Placed swan decoys on lakes
* Entrance landscaping and finish rock project
  + Completed rock project
  + Planted new foliage at two of the entrances
  + Worked on updating lights at entrances
* Playground
  + Decision to put upgrade of equipment on hold until flooding problem is solved
  + Added water pump to eliminate usage of city water for watering the playground. Still need to connect electricity and sprinkler system
* Work on past due accounts
  + 51 homeowners were past due $33,647.02 on 1/1/2021
  + 17 homeowners were past due $15,908.35 on 12/31/21, reduction of $17,738.67
  + 21 homeowners were past due 2021 dues only on 12/31/21 amounting to $6,405.00
* Review covenants
  + Covenants have been reviewed, need to have homeowners review and then vote
* Member forums
  + At each open meeting we have had member forums

New for 2022:

* Request for online dues payment
  + We do not have a solution that works for everyone. If your bank offers Zelle, you can make payments through your bank. If you use the Zelle mobile app, it will not work. Only bank to bank will work for small businesses. Use your bank’s website and follow their instructions. Make payment to Chadsworth Homeowners’ Association, using the email address of treasurerchoa67205@gmail.com. There is no charge to you or to CHOA. Any errors using the wrong email will be an issue for the homeowner not CHOA.
  + You will also be able to pay through QuickBooks. This will be done through an invoice that is emailed to the homeowner. Payments will be made from your bank to QuickBooks who deposits it into the HOA bank account. QuickBooks does charge a service fee of 1.5% which will be passed on to the homeowner. Directions are at the end of this newsletter.
    - If you want to use this payment option, CHOA must have your email address. You can send your email address to treasurerchoa67205@gmail.com
  + You can pay through your bank by using a bank draft made out to Chadsworth HOA.
  + Checks are still an option
* We will be working on our 2022 project list. We are open to any suggestions from you. We have a list to work from but will need to set priorities. The items listed below are on the project list now.
* Continue working on past due accounts
  + A late fee of 10% has been added to all amounts that are more than one year past due
  + Any homeowner that is more than $2500.00 past due, will be turned over to a collection agency
    - 5 homeowners are currently over $2500.00
* Finish covenants review and voting on the amendments.
* Election of officers in October
  + A committee will be formed to start selection and determine how the voting will be done.
  + Please consider running for office.
  + The CHOA would like to vote online. If you would like to help with that or have experience with online voting, please consider being part of the committee.
  + Contact Erin McClure at chadsworthacc@gmail.com for more information.
* We will have a budget at the April meeting
* Neighborhood Garage Sale – April 30
  + Hope to have trash bins set up the folowing weekend for clean up
* Remember to get ACC approval for paint and roof updates
* If you have any concerns or suggestions please contact one of the board members. Contact information is located on our website: chadsworth.weebly.com.

Hope to see you at our next board meeting on April 12th. Police Officer Kimrey from Beat 19 will be there to talk to us about some of the issues we are having in the neighborhood.

Chadsworth HOA Board

**Paying invoices online through QuickBooks**:

In order to use this online payment, homeowners must have their invoice emailed to them. After reviewing the invoice, click “Review and Pay”. This will bring up the payment page. The invoice amount showing will not include the processing fee or past due amounts. You will have to change the amount paid to include that processing fee. If your account is past due and you are paying all or part of the past due amount, the processing fee of 1.5% should be calculated on the full amount being paid. Click on Edit Amount and type in the full amount you are paying, including the processing fee. Then just fill out your bank information. You will receive a receipt by email.

**If you received your invoice by email, you still have the option to make your payment by check or through your bank.** If you would like to receive your invoice by email or you have any questions, please contact Gwen at gwenschadsworth@gmail.com.

How to calculate the 1.5% fee that must be added to the amount invoiced

|  |  |  |  |
| --- | --- | --- | --- |
| Amount of dues | Fee calculated on amt invoiced | Total Payment |  |
|  | multiplier |  |  |
| 205.00 | 1.015 | 208.08 |  |
| 410.00 | 1.015 | 416.15 |  |
| 615.00 | 1.015 | 624.23 |  |
| 1002.00 | 1.015 | 1017.03 |  |
|  |  |  |  |
| Another way to calculate payment | |  |  |
| Amount of dues | amt of fee | total fee | Total payment |
|  | multiplier |  |  |
| 205.00 | 0.015 | 3.08 | 208.08 |
| 410.00 | 0.015 | 6.15 | 416.15 |
| 615.00 | 0.015 | 9.23 | 624.23 |
| 1002.00 | 0.015 | 15.03 | 1017.03 |
|  |  |  |  |