

2018 – 2020 SIDING PROGRAM

Quivira Falls Community Association

A Brief History

In 1998 QFCA Members approved, by a 219 to 47 vote, a multi-year, mandatory program to apply stucco siding to every residential unit in the Quivira Falls community. It was an ambitious 10-year program that began in 1999 and continued as scheduled through 2005. The plan was interrupted and postponed several times between 2004 and 2010 due in part to homeowners not paying their assessments and the downturn in the economy in 2006-2008.

In 2010 the Association obtained a one-million-dollar loan so that remaining un-stucco'd homes could be repaired and painted. At that time the owners of the units which were not stucco'd were given the option to either have their unit stucco'd or repaired and painted. Any remaining stucco work was postponed until 2018 at which time stucco would become mandatory. There were 182 units that selected to delay their stucco work until 2018. The one-million dollar loan was paid off in 2016, two full years early, at which time the planning began on the 2018 stucco program.

Notification of pending assessments have been filed with Johnson County, and is available in the Association office, and on the Association website, "qfca7.com".

Quivira Falls Community Association 2018-2020 Stucco reSiding Program

Siding Program Timeline

- The Siding Program is to be completed within the three years, 2018 through 2020.
- After the initial stucco applications in 2018 a schedule will be established for the remaining units.
- A homeowner may move up the stucco application date of their unit at any time.

Common Components

- To be considered for stucco application in the year requested or scheduled, the Assessment must be paid in full by April 1st of that year.
- Homeowners can expect that the total cost of the stucco will increase annually due to increased material costs and inflation. Assessments will increase accordingly.

Subsidy

- A Subsidy, as applied in the Stucco Program, is a preset, Association paid amount, that is deducted from the total cost of the stucco application per unit.
- The Subsidy Amount per unit through August 1st, 2020 is \$12,500. This amount will be applied to the cost of a full stucco siding application, any porch or balcony repair, and any façade (front only) stucco application.
 - Façade, porch, and balcony costs will usually be less than the full subsidy amount. Any remaining subsidy will be applied when the remainder of a unit receives its assessment and stucco application.
- On August 5th, 2020 the subsidy will be reduced from \$12,500 to \$9,000 on any unpaid assessments.
- On January 10th, 2021 units without stucco or with unpaid stucco assessments will have any remaining subsidy amount revised to reflect the amount originally authorized in the 1999 membership vote. Currently that amount is estimated to be \$8,468.

Stucco Assessment

- The homeowner is responsible for the difference between the total cost of the stucco application plus the cost of any porch or balcony repair, and/or façade stucco application and the subsidy. This amount is the **assessment**.
- Letters of assessment will be sent to homeowners who are scheduled for stucco in a Plan year and/or who have requested stucco application for a specific Plan year.
- Assessments must be paid in full before any stucco application can begin.
- Assessments must be paid by April 1st of the scheduled or requested year to be included in that year's application.

Stucco Application

- A contractor, Bordner Installation Group, "<https://www.bordnerinstall.com/kansas-city/home-siding>", was chosen to perform the stucco work and the few remaining porch and balcony repairs.
- Timely pre- and post- stucco application information and instructions will be provided by the contractor.

Year 2021:

- On January 10th, 2021 all units without stucco or with incomplete stucco will receive an updated stucco assessment for their stucco application or stucco completion in the case of previously façade-only applications.
- On April 10th, 2021 all outstanding Siding Program assessments are due and payable.
- On April 15th, 2021 liens will be filed for the amount of any Siding Program related unpaid assessments.
- Ninety days after a lien is filed collection procedures will commence on unpaid assessments.