

**QUIVIRA FALLS COMMUNITY ASSOCIATION (QFCA)**

10990 Westgate, Overland Park, KS 66210 913-469-5463

[www.qfca7.com](http://www.qfca7.com)

**INFORMATION SHEET – February 16, 2018**

Quivira Falls is a Planned Unit Development (PUD), not a Condominium complex, consisting of 513 family units. Most are attached townhomes of two to six units surrounded by common area. Some are detached or stand-alone homes surrounded by private lots.

Attached townhome owners own the land (Lot) under the periphery of their foundation and within their fenced-in patio area. Owners of stand-alone units own the full platted Lot that their home stands on. Homeowners are responsible for the care, maintenance, and replacement of elements within their property. The common land and facilities are the responsibility of the Association to manage and maintain.

Owners of property within Quivira Falls are automatically members of the Quivira Falls Community Association. Every member pays monthly dues. Owners of detached or stand-alone homes also pay an additional mandatory monthly charge for lawn and shrub care service for their Lots as well as for their own water and waste water usage. Owners of attached homes with common water meters pay for water usage and waste water, which includes waste water capitalization, as part of their monthly dues and fees.

Unlike Condo ownership, Quivira Falls' homeowners arrange and pay for *replacement, care, and maintenance* of any *interior* element of their townhome or Lot. Any exterior repair or replacement by the homeowner is required to conform to the guidelines of the Association and requires the approval of the Association. The Association *maintains and repairs* the exterior surfaces, siding and roofs, and the common areas and facilities, pools, clubhouse-office, side streets and cul-de-sacs, etc.. Decks, balconies, porches are considered as interior elements. Fences are repaired according to Association Policy.

In November of 2011 the Association completed a million-dollar repair and restoration project within Quivira Falls that was begun in March 2011. All non-stucco'd units had any structural or wood rot damage repaired and received a complete repainting.

The day to day management and maintenance services are provided, under contract, by the Centennial Management Company and with oversight by the Association's Board of Directors. Three Directors are elected each June for 3 year overlapping terms. The Board sets an annual budget based on anticipated dues and needs.

The Board of Directors meets monthly on the fourth Wednesday evening and owners are encouraged to attend. The Quivira Falls newsletter comes out on the first of each month and may be obtained from a mail box at the exit from the office/clubhouse parking lot. It is also posted on the Quivira Falls website, [www.qfca7.com](http://www.qfca7.com). There are several active member committees – Social, Newsletter, Architectural Control, and Landscape.

The Quivira Falls Community Association is a not-for-profit corporation. The governing documents are the Articles of Incorporation, Declaration of Covenants, By-laws and the "Kansas Uniform Common Interest Owners Bill of Rights Act - KS 58-4600." Sellers should pass copies of these on to buyers or buyers may ask their title company to supply a set at closing. Non-Association Members may purchase document sets from the Association office for \$20.00 or view them on the Association website, [www.qfca7.com](http://www.qfca7.com). The governing documents contain additional and important detailed terms, conditions and information. Being familiar with them is encouraged to reduce surprises after purchasing a home in Quivira Falls.