



Hello and Happy Holidays neighbors! We would like to take this opportunity to thank you all for allowing us to represent our Crestlake community. To get to know us better, below is a brief bio of each of us and a short message of what you can expect of us as your board.



Richard Bell 12306 E Troon St. (President): Richard and his family moved to Crestlake in February 2025. Family members include Rachel (wife), Carley (daughter), and Cooper (son). Cooper is a freshman at Andover High and Carley is a sophomore at Kansas State. Rachel is employed by USD 259 Wichita as the district's Chief Communications Officer. In his professional life, Richard is a career long public school employee. During his 25 year career he has served as a teacher, coach, principal, and assistant superintendent. In his current role he is the Executive Director of Operations for USD 385 Andover, providing leadership and oversight in the areas of maintenance, grounds, custodial, food service, transportation, and safety and security. Previous HOA experience includes time as a board member in both Avalon Park and Briarwood Lakes.



Becca Rains 501 N Bracken St. (Treasurer): Becca Rains moved into the neighborhood in October 2025 and works as a Project Engineer, leading and managing complex projects. She holds a BS in Electrical Engineering and an MBA. As HOA Treasurer, she is committed to responsible financial oversight and transparency. Becca and her husband, Caleb, have two Australian shepherds, Lacey and Liam.

As we edge ever nearer to 2026 we know there is much to accomplish. Rest assured that we are working diligently to make sure the neighborhood is in good condition. In addition to the physical and economic management of the neighborhood, we believe that being a great neighborhood begins with being great neighbors. We are here to help everyone feel welcome and valued and to promote a strong sense of community. Please do not hesitate to reach out to us with questions, concerns, and ideas for improvement.

Below is a list of things we have on our radar to address and accomplish. This is by no means a comprehensive list but a starting place for planning. As volunteers, we dedicate as much time as possible to these things without placing undue stress on our families or professional lives. There may be occasions where we call upon volunteers for assistance. In such occasions we will try to be as clear and concise as possible as to what is needed so neighbors can make informed decisions as to whether they are willing or able to assist.

- **Recruit Candidates for the Vacant Secretary Position:** Marcia Hansen has stepped aside to spend more time with family. We are grateful for Marcia's contributions. At this time the HOA

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board is just the two of us. Crestlake typically operates with a three member board. If you are interested in serving as a board member, specifically secretary for 2026, please let us know.

- **Strengthen Communication and Transparency:** We intend to provide as much detail as possible about decisions that are made, funds that are spent, and how the association operates. This includes strengthening communications by using the HOA website and Facebook group.
- **Establish and Publish a Budget for 2026:** We have reviewed 2025 expenditures, account balances, and anticipated 2026 expenditures to establish a budget that is fiscally responsible and conscious of the current economic climate. The budget will be published on the Crestlake website. Dues for 2026 will be \$650 per home. This is not an invoice, one will be sent later along with detailed budget information.
- **Establish Procedures for Maintaining and Growing a Contingency Fund:** Contingency funds are vital when unforeseen expenditures arise. We will build a budget and budget protocol that provides for steadily and responsibly growing a contingency fund. As a first step, we have opened an HOA savings account where we will deposit the \$400 HOA origination fees that are charged when new neighbors move to Crestlake.
- **Pond Water Treatment:** Water inspections and treatment to keep the ponds looking appealing and water conditions healthy is an on-going process. Kansas Clear Pond has been a good partner and we look forward to working with them in the future. At this time, both pond fountains are operational but shut down for the winter.
- **Irrigation Maintenance and Repair:** Dixon Irrigation will provide us a quote to replace the non-operational irrigation controller on the Bracken entrance system. That system is not currently operational. Dixon will also coordinate with Pierpoint to plan for spring startup, including code required backflow inspections. As a reminder, our systems utilize city water and are subject to the water restrictions that have now been made permanent.
- **Grounds Maintenance:** We have renewed a grounds maintenance contract with Pierpoint. Richard has established a working relationship with the owner and will manage the contract to ensure quality of service meets standards. We have increased the number of weed pulling services in the flower beds to help maintain visual appeal.
- **Common Area Maintenance:** Along with the services provided by Pierpoint, we have ongoing needs to trim trees, remove excess dead materials, collect trash, and otherwise maintain common areas to maintain an appealing and safe neighborhood. Trees along Central hanging over the sidewalk and roadway are a priority. This is a project for which we may seek volunteer assistance in order to offset costs. Common areas belong to us all, please help us keep them clean and remember that no dumping of yard waste is allowed in these areas.
- **Entrance Holiday Decorations:** Neighbors have mentioned a desire to procure and install holiday decorations for the two entrances, with the intention of building upon them in the future. Some inexpensive color changing solar lights were donated and added this winter. The plan is to set them to a solid color after the holiday season.

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- **Flock Camera Contract:** The association voted at the October 2025 annual meeting to discontinue the Flock camera contract at the end of the current term. We are working with Flock to discontinue according to the terms of the contract and ensure an orderly and tidy equipment removal.
- **Social Events and Social Committee Formation:** Neighborhood activities and events are a great way to stay connected. We plan to organize a volunteer social committee that works as an extension of the board to plan, promote, and implement neighborhood social events. If you are interested in helping, please let us know.
- **Design Review Committee Processes and Procedures Clarity:** Create a user friendly reference guide for neighbors to understand the role of the DRC, what requires DRC approval, and the DRC approval process. Once completed, this will be available on the website.

To help streamline processes, procedures, and communications we ask that all questions, comments, concerns, and requests (including design review) be sent to only the designated HOA email address below:

crestlake456@gmail.com

Both of us have access to this email account and check it regularly. To keep HOA business separate from our personal lives, we won't be using our personal accounts to conduct HOA affairs. This also helps to share the load and hold each other accountable for responding in a timely and effective manner. Should you have a neighborhood related emergency please call or text Richard at 316-469-8029.

Thank you all again for your confidence, and patience, as we learn our way.

Happy Holidays,

Richard and Becca

Join our private neighborhood Facebook group by searching Crestlake HOA in Facebook groups and requesting to join.

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