

Olympus Heights HOA

Annual Newsletter

June 2026

Picnic Time

The annual picnic and HOA meeting will be on June 29th at 7pm. We will meet on the Delphic Way green. Chicken will be provided, please bring a side to share and a lawn chair to sit in. This meeting is a fun way to get to know our neighbors and go over important happenings in the HOA.

Updates from the HOA

Five Star Property Management- Five Star Property Management has the website up and running! This will allow all members to pay their dues online. Five Star has already assisted the HOA in dealing with an unpaid balance from an unreported sale of one of the homes in the HOA. They have contacted the title company and received the unpaid balance.

B&S Lawn Care - With the switch to Five Star Property Management Empire Lawn decided to not renew their contract with us. After receiving several bids the board has decided to go with B&S Lawn Care. They have been doing the lawn and sprinkler care for the Luxor HOA for years and they were the cheapest bid. This has already paid off since they fixed a leak within 20 minutes of it being reported to them! We do need to discuss the higher cost of the new company. So please be at the summer meeting!

Please remember that the trail is not maintained over by the rail tie bridge. That is not on HOA property and we have no control over the condition of it. It is owned by Grace Lutheran and we have informed them of its deterioration. We will continue to contact them but be careful when using it. The Park gully gets really dry this time of year, please be watchful of its condition and call 911 if you see a fire.

Annual Community Dumpster - The dumpster will be in front of 1763 Churchhill Downs starting on June 29th and will be there until July 1st.

Election Time! (or re-election time for some) We need to elect three board members at the summer meeting. We are making a change to the board line up due to Five Star Property Management handling all the financials. Our former Treasurer is moving away and instead of filling that vacancy we are making a new one! We need a Financial Officer to follow up on Five Star's financial reporting and track our income and expenses. If you are interested (or willing) to serve on the board please contact one of the board members.

Proposed Budget!

Five Star will propose a budget for the next year July 2026 through July 2027, this will include the increase in landscaping costs, water costs and all other fees. The Board will have to vote on any increase in costs. We have some ideas to help offset the increased monetary needs and will be presenting them at the summer picnic. We are open to any member suggestions as well!

President	Brian Kauffman	bbkauffman@gmail.com
Secretary	Tiffany Howe	moortiff@gmail.com
Water Master	Darin Letzring	darin.letzring@gmail.com
Financial Officer	Vacant	Vacant
Luxor Representative	Pete Black	blackcat1646@gmail.com
Delmar Representative	Ruth Buchart	rth_tanner@yahoo.com
Board Member	Maren Minnig	mtminning@yahoo.com
Board Member	Vacant	Vacant
Board Member	Kiley Sterns	kileyjoranstern@gmail.com