



COMOTARA COMMENTS

June 2026

HOA Board Meetings

Meetings are held on the 2nd Thursday of every month. After the Fall time change, the Board meets at IHOP at 3151 N. Rock Road at 6 PM. After the Spring time change, meetings start at 6:30. Signage around Comotara will indicate the time and location for the next meeting.

2026 Board Members & Contact Information

President and Web Administrator: Carol Zackary
president@comotara.org
admin@comotara.org

Secretary: Adrianna Miller
secretary@comotara.org

Treasurer: Teresa Thach
treasurer@comotara.org

Architectural Chair: David Siebert
architecture@comotara.org

Vice President: John Ellert

At-Large: Renetta Gooden, John Costello, Marlene Yahya, Al Lang

Text or Call

HOA Phone: 316-295-6605 (leave a message)
Lighting only (not a board position):
316-708-6001 (text) (Tony Sanderson)

Mailing Address

Comotara Homeowners Association
PO Box 8502
Wichita, KS 67208

Other Useful Contacts

Parking Issues: 911 or WPD Patrol North (8-5 M-F).

Community Police Officer: Officer A. Larison,
email: alarison@wichita.gov, phone:
316-350-3400.

To report potholes, barking dogs, city trees down, damaged street signs go to

<https://www.wichita.gov/1013/Report-an-Issue-or-call-316-268-4421>.

To report a boat, camper, or trailer (yes, even an airplane!) in a driveway or yard for more than 3 days call Zoning at 316-337-9211.

Upcoming:

May 30: Chipper Day, 8-Noon

June 11: HOA Board Meeting, IHOP at 6:30 PM

June 13: Dumpster Day, 8-Noon

June 21: Father's Day

July 1-31: HOA Fees Due

July 9: HOA Board Meeting, IHOP at 6:30 PM

July 18: HOA Annual Picnic, Shelter 6-9 PM

August 13: HOA Board Meeting, IHOP at 6:30 PM

Welcome to the Crazy Months!!

Wow!! We have entered that time of year when the HOA is at the height of busy! Not only is it time for Chipper and Dumpster Days, but the entrance sprinklers are also getting turned on and we're looking at landscaping the Woodlawn entrance monument area. The internal walkways are getting raised where possible and hopefully replaced in the worst places. The Architecture Committee is giving out reminders to homeowners to clean up their spaces and homeowners are painting their houses and putting up fences. Some HOA trees have been trimmed up and cut back to give us a healthier canopy. As usual, Chipper and Dumpster Days need volunteers to make them successful. We'll have water and snacks there to keep everyone fueled up and, once we're finished, the HOA will take the volunteers to lunch. This is a great way to contribute to the neighborhood without a big investment of time. Volunteers can come for all or a part of the time. All help is welcome and appreciated.

Both Chipper and Dumpster Days require those with trucks and trailers to haul to the site for those who can't bring things on their own. We try to do pickups from 8-10 on both days. If you are a Tetris champion, we can really use your skills to help unload vehicles on Dumpster Day so the dumpsters are better organized and storage maximized.



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Architecture Committee

The Architecture Committee has had some requests to consider recently regarding changes to home exteriors. Please remember to contact the Architecture Chair if you are planning any changes including tree removal, color change, shed addition, or fence additions or changes. The committee does its best to consider these changes and get back to you quickly.

On the tree issue, the Covenants say that any tree trunk that is 8 inches in diameter when measured 8 inches from the ground requires Architecture approval to remove. Obviously, if the tree is dead, sick, or endangering your house foundation, the response is a no brainer. Otherwise, you should ask before you have it removed. You are also asked to replace the removed tree with another, your choice of type and location in your yard.

The Architecture Committee is also driving around Comotara and walking the internal walkways to look for lawns or areas behind the fence that need mowing or cleaning up. Those homeowners who need a reminder will receive a door hanger reminder and be given 2 weeks to take care of the issue. If the issue isn't taken care of in that time, the Committee can hire a contractor to mow and/or clean up behind the fence and pay \$40 for mowing, \$20 for trash and limb removal. The HOA will pay the contractor and charge the homeowner for the work done.

Property Management Committee

Members of the committee put up a new poop bag station on the north side of Mainsgate earlier this spring. Other projects in the works are maintenance on the 2 playgrounds and removal of low branches on the north end of the south Commons behind Rushwood Circle.

If you would like to be a part of these projects or have students needing community service credits, please contact the committee chairperson at the email on the front page.

HOA Fees Due Soon

HOA Fees are due in July. The fees for 6 months are \$165 and can be paid online if you have registered for an account. You need an email and help from the administrator if you are not registered and would like to be. If you don't want to register, you can mail your fees to the address on the front page of this newsletter.

If you usually pay the full year (\$330) in January, you do not need to do anything further.

Signs around the neighborhood will remind you when they are due.

If you have a question about your account, please don't hesitate to email the Treasurer or call the HOA phone number.

Past Due HOA Fees

As soon as our new treasurer becomes familiar with our system, she will begin to review accounts for missing payments. The current Board position is that homeowners who have missed 3 payments, currently \$495+interest can have a lien put on their property. If 5 payments are missing, currently \$825+interest the HOA can sue the homeowner. In both cases the homeowner will be charge all legal fees and be unable to sell or refinance their home.

HOA Audit

We had to wait until tax season was done before checking into an auditor as we discussed at the Annual General Meeting. What we found was that an audit could cost nearly \$7,000! We were then advised that most HOAs don't audit at all or, infrequently, have an internal audit done by a group of homeowners who have accounting experience.

If you have the experience and would like to assist in an internal audit, please contact the Treasurer.