

PRAIRIE WOODS

HOA Quarterly Newsletter

President's Message

Rich Aguilar

Our subdivision is unique in that we have two totally different areas that fall under the umbrella of the Prairie Woods Homeowner's Association, the Meadows side on the north and the Arbor side on the south. Both areas were originally owned and developed by Kenneth James builders with sales beginning in 2005/2006. Traditionally, the homes and lots on the Arbor side were larger with some having walkout basements.

Kenneth James filed for bankruptcy prior to the complete development of either section and

S.R. Jacobson acquired all the undeveloped lots. S.R. Jacobson sporadically sold lots on the Meadows side to K. Hovanian Homes and William Ryan Builders but did not sell any lots on the Arbor side. At some point S.R. Jacobson decided to sell the undeveloped lots on the Meadows side to Pulte Homes while maintaining ownership of the Arbor side lots. Recently, S.R. Jacobson sold all fourteen of the undeveloped lots on the Arbor side to KLM Builders.



Apparently, the original developer, Kenneth James, led the Arbor side residents to believe that any future construction would be of the same size and type as the original homes which would lead to a somewhat uniform look while keeping property values consistent on the Arbor side. A few ranch-style homes would be included but only built and sold on a limited basis.

Some Arbor side residents viewed the KLM Builders website and discovered that the homes offered for sale do not appear to be in line with the promises made by the original developer. I have also viewed that website myself and I am in agreement with the Arbor side residents. Additionally, the website contains a map of the available lots. The map shows the available lots and also shows a model home being built on Spruce Terrace at the entrance of the subdivision even though KLM has never had any contact with the PWHOA Board regarding the model home.

The Board has been in contact with our attorneys who are in the process of reviewing our covenants and subdivision plat in an attempt to formulate a plan which will address both the concerns of our Arbor-side residents as well as the concerns of the PWHOA Board. The Board will keep all residents apprised of any future developments.

Ponds, Fishing, and Signage

These issues will be discussed and hopefully decided on at the November 11th HOA Board Meeting. Any resident who would like to have input on this issue should make every attempt to attend this virtual meeting.

Holiday Wishes

Halloween, Thanksgiving, Christmas and many other holiday celebrations will soon be upon us. The HOA Board of Directors would like to take this opportunity to wish you and your family members a Happy Holiday season as this is the final newsletter for 2025.

HOA Board Members

President	Rich Aguilar
Vice President	Scott Kochaney
Treasurer	Sam Duggan
Secretary	Jen Pope
Projects/At Large	Jason Geist

Upcoming HOA Meetings

November 11, 2025 @ 6:30 pm
A Google Meet link will be posted on the
HOA website and Facebook page
www.prairiewoodshoa.com