

MAKE IT A K&K PROBLEM



# K&K PROPERTY MANAGEMENT

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# OUR STORY



K&K was founded by lifetime local Wade Street and named after his kids. Wade was born and raised in the Heber / Midway area, giving him access to a network of local vendors, suppliers, and contractors, as well as a familiarity with the unique challenges in the area that big companies can't compete with.

K&K Property Management specializes in community administration, property maintenance, pool care and home repair. We do as much work in-house as possible to keep our customers' costs low, and work closely with any contractors to ensure that the project is completed quickly, on budget and is done well.

Wade Street, the owner of K&K, has worked in property management for 15 years, including four years at Park City Lodging as the Director of Maintenance. In 2022, he was awarded the Black Diamond Manager of the Year Award by the Park City Area Lodging Association, as well as the Breezeway Excellence in Maintenance Award. During his tenure, Park City Lodging has consistently won Best in State in property management for four years running.

During his time at Park City Lodging, Wade has simultaneously managed over a dozen HOAs and 300+ rental and management-only homes in the Park City area, and is one of the most widely known & trusted leaders in property management in Park City, Utah.

If you're looking for administration and property maintenance for your HOA, or simply need some help with your home repair or renovation, please reach out to us. If we're not able to assist you, we'll point you to someone that can.

In 2023, after seeing the lack of high quality, locally based companies in the Wasatch and Summit County area, Wade decided to launch K&K Property Management to give communities and homeowners a better choice in property management. K&K Property Management is fully licensed and insured to protect the company, our clients, and our homeowners.

The services offered by K&K include admin and accounting, property and facility maintenance, community management, cleaning and housekeeping, and pool care. We also offer custom services based on your property's needs to ensure that you get exactly what you need, without paying for any of the "fluff".

While most property management companies manage HOAs strictly for access to their rental inventory, here at K&K, we focus exclusively on community management, long term property management, and home repair services. We firmly believe that it's better to do one thing exceptionally well, and are committed to being the absolute best at what we do.

# OUR CLIENTS

## THE HAMLET HOA

As K&K Property Management's first HOA client, some of our homeowners were nervous about starting with a "new" company. The board had a limited timeframe to make a decision, and we choose to give K&K a chance - and the difference in management was evident immediately. Wade and his team are incredibly responsive, fast, efficient, and straightforward in everything they do. The one thing our community can agree on is that K&K is a huge improvement, and our little village finally seems to be heading in the right direction.

Wade and his team helped us get a handle on a huge list of deferred maintenance issues, as well as our reserve funds, and eliminated the unnecessary administrative expenses we were seeing under our previous PM.

This winter has been hard on our property, but the board feels confident that Wade and his team will handle the upcoming challenges with grace and expertise. We can't recommend him strongly enough!!!

-The Hamlet HOA Board (Midway)



## PROPERTY MANAGEMENT

I can't say enough good things about K&K Property Management. Wade and the whole team, meet every expectation. Fast response, always willing to go the extra mile for tenants/Owner. They know this industry, I wouldn't recommend any other property management team!

-Troy E.

## QUALITY SERVICE

Wade is hard working and always gets the job done. We appreciate his responsiveness and work ethic very much. You are in good hands with Wade.

-Kristi J.

## HOME IMPROVEMENT

Wade and his team are great!! He improved our house so much in less than a week. He fixed everything we asked, and even found a few things we didn't know about that would have caused damage in the future. Super knowledgeable, efficient, and did an amazing job!

-Alie J.



# OUR COMMITMENTS



## 1 Detailed Property Review

We know that a thorough property review is crucial to identifying any maintenance or safety issues that may affect the community. That's why a comprehensive property review that includes a detailed inspection of all common areas and amenities is the first step in our process. Our expert team will provide you with a comprehensive report outlining any issues that need to be addressed, along with recommended solutions. With our experienced team of professionals, you can rest assured that your community is safe and well-maintained.



## 2 Communication

Effective communication is essential to the success of any homeowner's association. At K&K Property Management, we pride ourselves on our ability to communicate clearly and effectively with the board, owners and residents. We provide regular updates on community news and events, as well as any changes to rules and regulations. We also make it easy for members to contact us with any questions or concerns they may have. With our commitment to open and transparent communication, you can trust that your voice will be heard and your needs will be met.



## 3 Transparency in Billing

At K&K Property Management, we understand the importance of transparency when it comes to billing. That's why we are committed to providing clear and concise billing statements for all of our clients. We make sure that all charges are clearly outlined, with no hidden fees or surprises. We also provide detailed reports that show exactly where your money is going. With our commitment to transparency in billing, you can trust that your community is in good hands.

OUR

# DEPARTMENTS

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## Maintenance

When it comes to property maintenance, our maintenance department has got you covered. Our expert team is dedicated to keeping your property in top condition, ensuring that it always looks great and functions properly. From routine maintenance tasks to emergency repairs, we have the skills and expertise needed to handle any job. We use the latest tools and techniques to ensure that our work is always of the highest quality, and we take pride in delivering excellent customer service to all of our clients.



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## Accounting & Administration

At K&K Property Management, we understand that managing a community is no easy feat. That's why we offer top-quality administrative and accounting services that are tailored to your community's specific needs. Our expert team takes care of all the administrative tasks related to your HOA, including managing member information, creating and distributing communications, maintaining records, collecting HOA dues, and paying vendor invoices. We use top tier tools and strategies to ensure accurate accounting, budgeting, and financial reporting. We work hard to ensure that your community runs smoothly and efficiently, so you can focus on enjoying your home and neighborhood.

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## Housekeeping & Janitorial Services

A clean and well-maintained property is essential for any HOA, and our housekeeping department is here to help you achieve just that. Our dedicated team of housekeeping professionals takes pride in their work and strives to ensure that every property they service is always clean, tidy, and welcoming. From routine cleaning tasks to deep cleaning services, we have the expertise and tools needed to keep your property looking its best. We take pride in delivering excellent customer service to all of our clients and always go the extra mile to ensure their satisfaction.





# OUR SERVICES



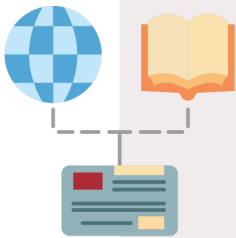
## Common Area Management

- Regular property checks & inspections
- Vendor contracts and management
- Landscaping and snow removal
- Amenity reservations & calendar management
- Access & security management



## Maintenance & Housekeeping

- Pool & spa care and maintenance
- Routine maintenance inspections
- Subcontractor management & supervision
- Common area cleaning & upkeep
- Equipment upkeep and repairs



## HOA Administration

- Board & Annual Owner Meeting preparation (including agendas, presentations & live / digital / combined meeting options)
- CC&R and Rules & Regs enforcement, updates, amendments, and voting
- Homeowner directory & ownership records
- Rental regulation & tenant records

# OUR SERVICES



## Financial Reporting & Management

- HOA dues invoicing & payment
- Online payments for easy collections
- Annual operating budget planning
- Annual capital expenses budget planning
- Monthly / Quarterly financial reporting



## Owner Management & Communication

- Custom web portal for reporting maintenance issues and rule violations
- Owner newsletters and surveys
- Fast, efficient communication of community announcements & emergencies
- Community calendar management



## Strategic Planning & Advice

- Capital project planning, bidding, & management
- Long-term strategic planning to ensure HOA viability and property values
- CC&R and Rules & Regs reviews, amendments, changes and updates



# CONTACT OUR TEAM



At K&K Property Management, we're committed to providing excellent customer service. We'll work closely with you to ensure that your HOA is running smoothly and efficiently.

So why stress over HOA management? Contact us today to learn more about how we can help you streamline your HOA's operations and give you the peace of mind you deserve.

**CALL OR TEXT 435.200.4713**  
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## Wade Street

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**STOP LOSING SLEEP OVER YOUR HOA**  
**CALL OR TEXT 435.200.4713**  
**INFO@KNKPROPERTYMANAGEMENT.COM**

## **LET'S GET IN TOUCH**

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