



CHERRY HILLS HOMEOWNERS ASSOCIATION

PO Box 641803 • OMAHA NE 68164-7803

Volunteers working to retain value and build community

Phone Line: 991-4002

www.freewebs.com/cherryhills/

Welcome to Cherry Hills!

Document updated 2/24/2013

The Cherry Hills Homeowners Association would like to welcome you to the area, and thank you for choosing to become a part of our neighborhood. If you are not familiar with our homeowners association, we would like to take a moment to welcome you and give you a brief overview of the organization.

Association

The Cherry Hills Homeowners Association is managed by a Board of Directors. The board is directed by the by-laws, covenants and Not for Profit Corporation Rules and Regulations of the State of Nebraska. Some of the powers and duties to be exercised by the Board of Directors include, but are not limited to:

1. The development, operation and administration of Common Facilities, and the enforcement of the rules and regulation relating to the Common Facilities.
2. The fixing, levying, collecting, abatement, and enforcement of all charges, dues, or assessments made pursuant to the terms of the Declaration (covenants).
3. The expenditure, commitment and payment of Association funds to accomplish the purposes of the Association
4. Enforcement of all covenants as listed in the Declaration of Covenants, Conditions, Restrictions, and Easements of Cherry Hills, A Subdivision in Douglas County, Nebraska. This includes approving or denying all external home improvement projects.

The Association is dependent upon annual dues to help maintain the common grounds (i.e. entrances/islands and over 110,000 sq. ft. of grass/landscaped areas) which we have a contract with the city to do, as well as upkeep of the perimeter fence, in an effort to maintain the overall appearance and value of the neighborhood. The notice for payment of the annual dues is sent out each year, in the month of December. The annual dues for 2013 are \$45 and become delinquent on February 15th. If dues are not paid by February 15th, a 15% late fee is assessed and a reminder notice is sent out. If necessary, a second reminder notice is sent out in April stating a lien may be placed on the property if the dues are not paid by a specific date. After two years of non payment, our attorney is requested to pursue the collection of the dues, late fees, lien and legal expense thru legal means. It is everyone's responsibility to pay dues since everyone receives the benefits.

The Board conducts business during regularly scheduled meetings which are determined by the board. Please call the phone line for specific dates, times and place as these can change depending on the availability of board members, and facilities. The meetings are open to the public and all residents are encouraged to come and meet the Board members. If you would like to be on the agenda, please call the phone line and state your name and topic to be discussed.



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The annual meeting of the members (lot owners) is held on the 2nd Monday of May each year. Typically, the annual meeting is held at Prairie Wind Elementary School. Notice of the annual meeting is required to be provided by mail 10 – 20 days prior to the meeting. One of the primary orders of business at the annual meeting is to elect Board Members to serve a term of 3 years. In order for the meeting to be official, there must be a quorum. To reach a quorum, there must be at least 10% (49) of the lots represented. Since we have not been unable to reach a quorum at some past annual meetings, we include proxy ballots along with instructions with the annual meeting notice. Also included in the annual meeting notice is a financial report of the past year which is required by the by-laws/covenants.

Communication

The Association has established various lines of communication to disseminate/receive information to/from the residents.

A newsletter is distributed approximately 3 – 4 times per year via mail. The Board has also established a phone hotline (voicemail service) as a means for residents to contact the Board to voice comments, concerns, and/or questions. Residents are encouraged to call the hotline number (402-991-4002) 24 hours a day, a response from a Board will be returned as soon as possible.

We also have a neighborhood website (www.freewebs.com/cherryhills/) which contains links to the covenants, Board members, a calendar of events, and other neighborhood information. The Board also uses the website to communicate neighborhood activities (i.e. social events, board meetings, neighborhood crime activity) to the residents. Residents are encouraged to call the hotline if they wish to be added to the email list to receive these information emails.

****New Website is Currently Under Construction - A Communication will be Sent When it is Complete and Ready for Use****

There is a post office box (address listed at the top of the page) where mail should be sent. Examples would be dues, external home improvement projects, etc...

Social Events

The Association sponsors various social events throughout the year to encourage residents to meet and interact with their neighbors as well as other Cherry Hills residents. These events include:

- Neighborhood Spring Clean-Up (April)
- Neighborhood Garage Sale (May)

Look for more information on these events in the newsletters or on the website.



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We hope you find our neighborhood a great place to live. Enclosed are your copies of the covenants and bylaws, miscellaneous information, news letter(s), area phone directory, magnet. We look forward to meeting you, and encourage your participation in our neighborhood activities and functions. Please feel free to call the Cherry Hills Hotline (402-991-4002) if you have any questions.

If you would like to volunteer in any of the neighborhood events, please call the phone line and provide your name, number and address, so you can be contacted.

There is also a Citizen Patrol organization, NW TRI "C", that can always use more volunteers that are interested in keeping the neighborhood safe. Just call the phone line and a Citizen Patrol representative will be in contact.

Again, Welcome!

Board of Directors

Please check the web site for a list of the current board members.

Cherry Hills Phone Line

402-991-4002

Post Office Box

Cherry Hills Homeowners Association
P.O. Box 641803
Omaha, Nebraska 68164-7803

Quick Reference Phone Numbers

MUD 24 hour Emergency Service -	554-7777
OPPD Street Lights Out -	800-554-6773
Police, Northwest Precinct -	444-7555
Police, Non-Emergency -	444-4877
Mayor's Hotline -	444-5555
Snow Removal enforcement	444-5283
Garbage, Recycling & Yard waste Information or Complaints -	444-5238

Board Meetings (2012 – 2013)

Please call the phone line for the most current information.