

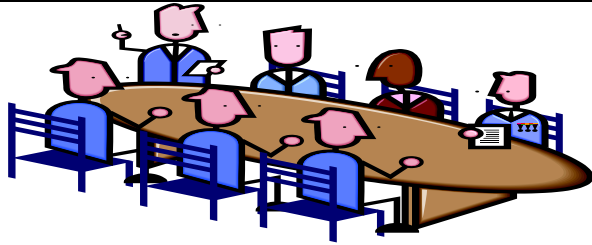


## Cherry Hills Homeowners Association 2013 Spring Newsletter

P.O. Box 641803 - Omaha, NE 68164-7803  
Volunteers working to retain value and build

Website  
[www.CherryHillsOmaha.com](http://www.CherryHillsOmaha.com)

Phone Line  
402-991-4002



### Survey Results:

166 residents recommended continuing to share information thru the mailing of the news letters and web page with 6 suggesting not to or other means of communication. Since the board members put together the news letter and manage the addresses, it is less time consuming and easier to mail all residents the news letter than to continually change the mailing address sent to the printer. Keep in mind the mailing addresses get changed every time a new resident moves in. You can still see the news letter on line. A few residents suggested that the association stop maintaining the entrances and let the city take on that responsibility. The fact of the matter is, the association is responsible for this maintenance, it is in the covenants. It is not the cities responsibility and they would not do it. They would not maintain the fence either, that is also in the covenants that it is the association's responsibility. The area from the fence to the street is the cities responsibility, but, the association has a contract with the city for the association to maintain it. The association gets reimbursed for what the city would spend on this maintenance. The city would not maintain this area at the same level as the association does. That would be the first step toward the deterioration of the area.

NW Tri "C" patrollers have spent more than 470 hours patrolling in 2012 and logged more than 1800 miles. They have reported numerous suspicious activities, and notified over 260 area residents of open garage doors. Registered over 50 street lights out of order. The patrollers take pride in their efforts to help make the area a safer place to live. With garage doors open it makes it easy for the intruder. Most people do not lock the door from the garage door to the house, thus more of a safety issue. The patrol area is 99<sup>th</sup> street to 108<sup>th</sup>, Fort to Ida and including Cherry Ridge.

If you would like to learn more about being a patroller call the phone line and provide your contact information and Jerry Schulte the patrol captain, will contact you. There is training that is needed and a police back ground check must be passed. Help make the area safer. Help take a bit out of crime.

### Sprucing Up TheNeighborhood

Many residents spruced up their homes and yards this year. As the neighborhood gets older, needed repairs and updates are needed. If you forgot to submit your improvement please do so, in order to follow the covenants. We look forward to approving the improvements that have and are going to take place. It is so nice to see so many residents who care about their community and property. Keep up the good work.

Thank You!

### Friendly reminders:

- Please store your trash receptacles out of sight of the street.
- Please pick up after your pet.
- Please be courteous to your neighbors when parking on the street.

### New election process.

Board member applications are now being requested.

Must be received via US mail or the phone line, 402-991-4002 no later than April 18th.

Applicants must be in good standing, no liens and current with dues.

Applicants must provide name, address, phone, and brief reason for being on the board.

Notice of annual meeting will contain, previous year's financial information, candidates for board, proxies for absentee voting, notice of annual meeting date, time, location and agenda.

Proxies need to be post marked by May 7th, no proxies will be accepted at the annual meeting.

If you request to speak at the annual meeting, please provide name and topic by

May 7th. Time will be limited to 3 minutes.

This change of election format has been changed in order to provide an easier election process.

### Board Meetings

Meetings are held on the first Tuesday each month, 6:30pm. to 8:45 p.m. at the Holiday Inn Express. Next one is April 2nd, 2013.

Annual meeting, Monday, May 13, 2013. If you would like to be on the agenda, submit your topic, to the PO BOX 641803 or call.

Everyone is welcome.

Check website for changes.



## From the President



I would like to take this opportunity to welcome our new neighbors to Cherry Hills. We hope you enjoy your new homes and will become involved in our Cherry Hills Homeowner Association. Why invest money and time to maintain entrances, islands, perimeter fence, signs and grounds? We do this because these are the gateways to our community in Cherry Hills. When folks drive by they see an attractive and well kept community not to mention when friends and relatives visit residents. It's a sense of pride. If you're planning or have completed improvements on your property, it is an investment. We have all the amenities close by; Fire Department, Police Department, shopping, Schools, hos-

pitals and easy access to highways. In a nutshell, homes in our community are selling even in mid-winter. As your board, our commitment is to continue to provide quality service at the lowest cost. Those of you who volunteer, along with board members, help our community in keeping expenses low and helping us in keeping a first class community. I look forward to seeing many of you at our annual meeting.

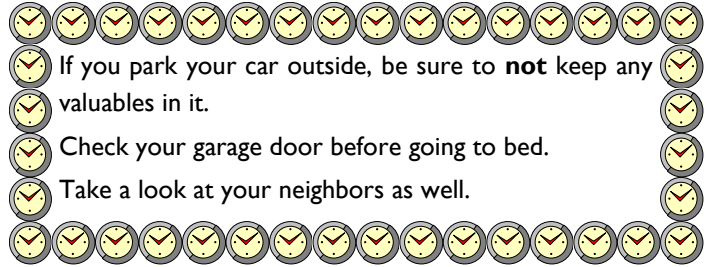
Nestor Feliciano - President

## Covenant Corner

Over the last few months, the board has responded to all complaints that they have been made aware of. From stored/unsightly vehicles on lots to trash cans, signs in yards, and property that is in need of repair. Once the resident is made aware of the issue, most of the residents take corrective action, since they want to keep the area attractive and know the importance of covenants and realize it is their neighbors that have to look at the issue, not just their immediate neighbors but everyone in the neighborhood. Survey responses regarding the covenants so far are; 145 residents say to enforce the covenants in order to maintain the

look, feel and aesthetics of the neighborhood, 13 say not to. 162 residents said yes to maintaining the entrance area with trees, flowers, boulders and grasses to 8 no. 160 residents said they find the neighborhood to be an attractive, friendly and safe place 5 said no.

A couple residents suggested the covenants be modified to allow outbuildings and change some other outdated items. The exact specifics were not mentioned. However, to modify the covenants would be a very time consuming and expensive task. It has been looked at in the past. If someone would like to discuss this further, please call the phone line and request time on the board meeting agenda at a regular meeting. Remember it takes 75% of the lot



**REMINDERS** : This information has been mentioned on many occasions, residents would like to see these reminders expressed again, since evidently these issues still remain.

**First;** be courteous when parking on the street. If cars are parked across from one another, it is hard for vehicles to get through. This causes a hardship for your neighbors and creates hard feelings among neighbors.

**Second;** store your trash cans in a protective area out of site of the street. There are mice, rats, dogs, cats and all kinds of critters out there looking for food. Not to mention winds that can cause trash to be strewn over your neighbors yard. Be courteous, think about your neighborhood and it's attractiveness. Do you want to come home from work & see your neighbors trash yard waste in the drive?

**Third,** pick up after your pet, carry a plastic bag with you when walking your pet. This is a health hazard. We have noticed folks pick up their dogs droppings in plastic & then leave the plastic on the entrance sign for someone else to dispose of. If you know the resident that is not picking up after their pet call the Humane Society at 402-444-7800 or the Health Department at 402-444-7481. There is a **\$100 fine** for each occurrence. They do follow up on these anonymous complaints.

owners, (for most lots there are 2 lot owners for each lot), need to agree to the changes and have their signature notarized on the change. A couple residents suggested to not enforce some of the covenants. Well, which ones, and if you don't enforce one how can you enforce others? One can not pick and choose, who determines which ones should be enforced and which ones are not enforced? The covenants are there for all residents benefit, so the neighborhood holds it's aesthetics and value. As neighborhoods age, many neighborhoods start to lax the covenants and the neighborhoods aesthetics and values go down, and there is less desire to live in the area. Who wants to come home and see their neighbor's trash can out side or pick up their neighbors trash after the wind blew the can over. Who wants to see a neighbor's house in need of a fresh coat of paint or repair or a lawn needing mowed or weeded. This detracts from everyone's property.

If you know of a resident that is not in compliance please call the phone line and if you want to remain anonymous just say so and your name/address will not be recorded. Respectfully, Jerry Schulte, covenant chairman.



## From the Treasurer



The board has elected to hire a book keeping firm to keep track of the dues received, prepare invoices, reminder letters and prepare the association taxes. Over the last year and a half 2 treasurers resigned and I agreed to carry out the duties of the treasure after no one else wanted to. After being the treasurer for 3 1/2 years I know how much time and energy is involved. The book keeping firm will take some of the load off the treasurer. The board folded, stuffed and mailed the invoices this year to again save the association money. As of February 15<sup>th</sup>, 360 residents have paid their dues to help maintain the neighborhood. The amount received has been \$16,565.00, out of the amount owed of \$24,261.40. That amount includes monies owed from prior dues, late fees, liens, legal fees and penalties. The board has voted to place a lien on those residents that are 1 years in arrears and request the attorney to pursue, thru legal action, monies owed for those 2 years in arrears, with any legal fees accrued to be collected from those residents. The board feels it only fair

that everyone pays their fair share since everyone enjoys the amenities of the area and since there have been a number of foreclosures on properties where the owners owed in excess of \$300.00. This process we hope will prevent the association from having to write off these lost dues. . The board will try to hold down costs by again relying on volunteers to do a lot of the labor to maintain the entrances. If you would like to assist please call the phone line and provide your name/phone #. Those that have already provided that information will be contacted when the need arises. From the surveys received so far, 141 residents indicated that the dues are set just right for what is received and 22 say no. 143 expressed that dues should not be raised to better enhance the neighborhood with 18 saying they should. 43 residents recommend that more money should be used from the SID money and lower the dues and 110 say no. Thank you to those residents that spent the time and are concerned with their neighborhood and expressed their views via the survey. Respectfully, Jerry Schulte

### Perimeter Fence:

We have approximately one mile of perimeter fence that the CHHOA maintains.

In late March or early April, perimeter fences will be inspected. Any damage found will be repaired or replaced as soon as possible. The areas involved are from the Holiday Inn Express to the apartments on 108<sup>th</sup> and Ida, and on Military from 107<sup>th</sup> to the highway bridge.

Nestor Feliciano – Grounds Chair

**If you have rocks or debris leaning against the perimeter fence, then you are responsible for damages to the fence.**



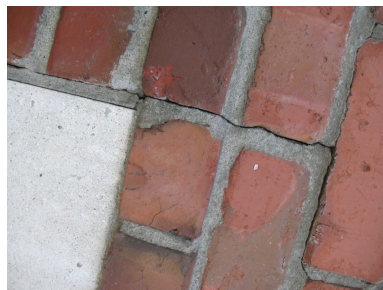
### Grounds Report

According to the survey respondents 160 residents recommend to continue to encourage volunteers to maintain the area with 7 suggesting otherwise. There were a couple residents that asked to be included in volunteering when the time comes, they have been added to the list and they will be contacted when the time comes. Thank you.

This fall about 10 volunteers spent their time tuck pointing the brick entrance signs to help give them a longer life. The volunteers were not aware of the condition they were in until they looked up close.

Here are a few examples of the condition. This effort was estimated to save the association over \$5,500.00. Thank you to the volun-

teers that put forth the effort and care enough about their neighborhood to help keep the neighborhood in good condition.





### Quick Reference Phone Numbers

MUD 24 hour Emergency - 402-554-7777  
 OPPD Street Light - 800-554-6773  
 POLICE:  
 Northwest Precinct: 8 to 5 - 402-444-7555  
 Non-Emergency - 402-444-4877  
 Nuisance 402-444-3955  
 Mayor's Hotline - 402-444-5555  
 Garbage Collection - 402-444-5238  
 Poison Control Center - 800-222-1222  
 Nebraska Humane Society - 402-444-7800  
 Great Plains Locator Service - 402-334-8150

Volunteers don't just do the work ~  
**they make it work.**  
 -Carol Pettit

### Neighborhood Notes

Annual Cherry Hills Homeowners dues are \$45.00. They are due January 1st for the calendar year. First notice is sent out in December, late fees start after February 15th. 15% penalty is applied after February 15th. Please do your part to help maintain the neighborhood.

The Annual Homeowners meeting is held the second Monday in May.

Be sure to send in your improvement plans to the covenant committee. They are trying to keep our neighborhood attractive, clean and safe for all of us!

### New website finished

We have recreated the website, and moved it to a faster server. This will give us a more robust and website for the home owners information. Our prior website was very limited for space.  
<http://www.cherryhillsomaha.com>

### New Residents to the Neighborhood

Welcome. The board has been lax in it's effort to welcome new residents to the neighborhood. If you are new to the neighborhood please call the phone line so we can stop by with a Welcome Packet.

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

PRSR STD  
 U.S. Postage  
**PAID**  
 Permit No. 1522  
 Omaha, NE

**SPEED LIMIT is 25 MPH** in residential areas. There are a lot of youngsters out there playing and pets out. Please do your part and obey the traffic rules.

### SPECIAL THANKS

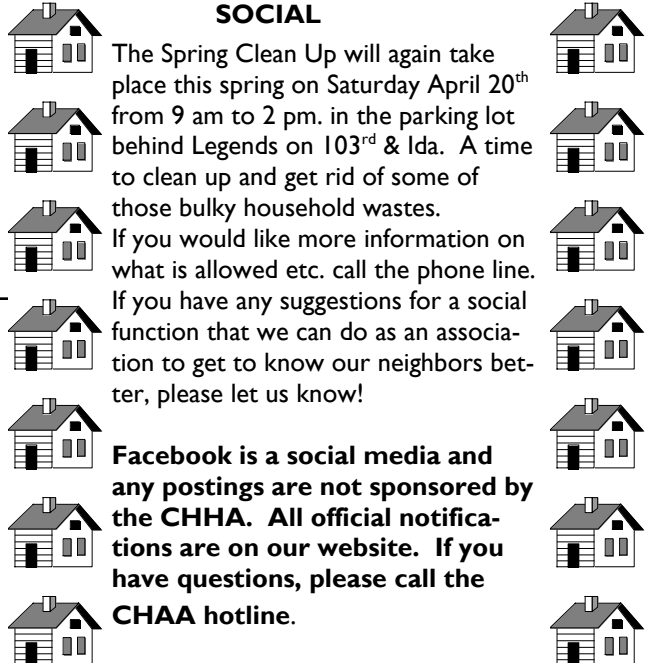
Holiday Inn Express for their donation of meeting space for the Home Owners Board! Remember Holiday Inn if your family members need a place to stay when visiting.



### SOCIAL

The Spring Clean Up will again take place this spring on Saturday April 20<sup>th</sup> from 9 am to 2 pm. in the parking lot behind Legends on 103<sup>rd</sup> & Ida. A time to clean up and get rid of some of those bulky household wastes. If you would like more information on what is allowed etc. call the phone line. If you have any suggestions for a social function that we can do as an association to get to know our neighbors better, please let us know!

Facebook is a social media and any postings are not sponsored by the CHHA. All official notifications are on our website. If you have questions, please call the CHAA hotline.



### Volunteers

Thank you all for your efforts to save \$1,000s of home owners dues. Volunteer today to help keep dues low! Call the phone line to add your name to our list of volunteers. Very few activities require specialized skills, learn as you save\$\$.