

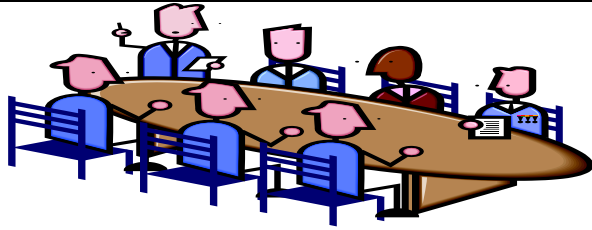


Cherry Hills Homeowner's Association 2013 Summer Newsletter

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

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2013 Annual Meeting Notes

The annual meeting was held at Prairie Wind elementary school on May 4, 2013. Various committee reports were presented and a new board member was elected. With the new election process the sign in procedure and election went much smoother. After the business part of the meeting, there were questions and comments made by some residents. Some of these questions have been raised in the past. It was mentioned that the covenants are not equally enforced regarding fencing, and satellite dishes. The question was: why are plastic fences allowed when according to the covenants only wood and wrought iron material is allowed? This is not true. The covenants specifically state that NO chain link or wire fences are permitted, but that wood and wrought iron are allowed and any other approved material. So plastic/vinyl are allowed if approved by the board. A mis-leading rumor that has been going around and false accusation made of the board. It was also asked: Why satellite dishes are not allowed when according to the covenants they are not allowed? That covenant is superseded by federal rule, 47 C.F.R Section 1.4000 in October 1996, that Homeowner's cannot deny a resident the use of a dish only that the dish must meet certain guidelines. So again, a mis-leading rumor and false accusation used to stir up controversy. The interesting part of this is the resident that brought up the questions has been on the board, the covenant chair and was knowledgeable of this FCC rule, since this topic has been brought up in past board meetings. It was also stated that there was too much mulch in the entrances, when, with a thorough investigation one would find that in most places there was less than an inch and in some cases no mulch at all. With some areas, those were when the volunteers chipped up the tree branches that they pruned the previous fall, those few areas had 4 to 6 inches of mulch. Of course, no weeds were found in those thick mulch areas, but many weeds in the other low to no mulch areas. The areas with over an inch of mulch had some moisture under the mulch, those with less than an inch had no moisture. Of course we all know, plants need moisture to thrive. Another false rumor and accusation of the board, used to stir up the residents and give a poor light of the efforts by the board.

If you hear of any rumors or accusations about the board and what action the board is taking, please get the truth from the board, call the phone line or come to a meeting and see for yourself.

Another false statement made was that Jerry Schulte sends out covenant letters and other mailings on his own. The fact of the matter is that all mailings are voted on and approved by the board to be sent. Someone has to send them out and Jerry is willing to do the extra work that the board asks be done. This procedure, however; will soon be done by a paid individual. So now this work will be costing the residents. This should have been hired out to a professional a long time ago, but, thanks to volunteers like Jerry and other residents, costs have been kept down. Since a handful of residents have made so many false statements and accusations, volunteers are not coming forward to do this work. Now these expenses will be shared by all the home owners by hiring professionals to do the work. It is a shame that volunteers are being discouraged from helping out, due to a handful of residents who are more concerned with their own personal desires than the good of the neighborhood. In talking with residents after the meeting they were appalled by the behavior of some residents toward the board who give up their time and energy to serve the neighborhood, who gain nothing, and ask for nothing in return. The unprofessional behavior of these few made residents them shake their head and question why anyone would want to be on the board. This also discourages residents from attending these important and informative meetings. You can be part of the problem and complain, or part of the solution and try to do something constructive.

Sprucing Up TheNeighborhood

Many residents spruced up their homes and yards this year. As the neighborhood gets older, property 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 been done and are going to take place. It is nice to see so many residents who care about their community. Keep up the good work.

Friendly reminders:

- Please store your trash cans out of sight of the street.
- Please pick up after your pet.
- Please be courteous to your neighbors when parking on the street.
- Avoid parking across from each other as this narrows the passage for Emergency Vehicles.
- Keep the neighborhood looking nice for everyone.

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 September 3rd, 2013.

Everyone is welcome.
Check website for changes.
If you would like to be on the agenda, please submit your request in writing,



From the President

Greetings to all residents. The annual meeting, with it's new format for elections, went smoother than last year. There was much information shared with the residents in the various reports from the various committees. Since there was only one candidate that followed the new election process, there was only one of the three seats filled. The one seat, a three year term seat was filled by Eldon Jonas. Eldon is a past board member and has done an outstanding job, learning the duties of the board and following the by-laws and enforcing the covenants. At the meeting held within the 10 days after the annual meeting, Jerry Schulte was elected by the board to fill the one year position that was open. There is still a three year term open. The board is looking for someone that is willing to follow the by-laws and enforce the covenants to fill that position. If you are interested, please submit your name, address and phone number in writing, email or call the

phone line to the board for consideration.

The new officers are Nestor Feliciano, President, Eldon Jonas, Vice President, Brian Kitt, Secretary and Jerry Schulte, Treasurer. The board continues the monthly meetings at the Holiday Inn Express. Please check the web site for times and dates. The board looks forward to seeing you at a meeting. If you would like to be on the agenda, please provide your name, address, phone number and topic either in writing or via the phone line. The last few meetings have been very enjoyable and all the associations business has been accomplished in less than the 2 hour time frame. It is nice to have a cohesive board that may not always agree but are willing to work together in a professional manner to accomplish the goals and expectations of the association.

Covenant Corner

Covenants.

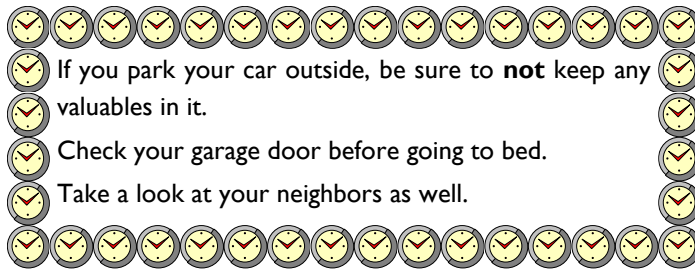
The number of residents that responded to the survey sent out with the invoices was **123**. Out of those, 115 want the covenants enforced to protect the integrity of the neighborhood and help keep property values up. Those **8** that say no to the covenants, for the most part are those that have liens on their property for a violation or want a shed or pool. These changes alter the integrity of the neighborhood, and these people are more concerned with themselves than the good of all.

The board is responding to all issues that come thru the phone line. The board requests that if

you have a concern to call the phone line, you do not have to identify yourself, just provide the necessary information so the issue can be properly verified and then acted on accordingly.

The covenants are one of the main reasons for the association and for the board to act. Without enforcement of the covenants the neighborhood would go in the same direction that other neighborhoods have gone. Look at Crown Point to the south of us, or Cherry Ridge to the West. Trash cans are out side, old vehicles are stored in drive ways, lawns and houses are in need of repair, campers/boats are stored in driveways. Is that what you want to come home to see after a days work?

A BIG "THANK YOU" To those residents that take pride



- 🕒 If you park your car outside, be sure to **not** keep any valuables in it.
- 🕒 Check your garage door before going to bed.
- 🕒 Take a look at your neighbors as well.

REMINDERS :

Remember there are covenants which we all need to be reminded of now and then:

1. All trash cans and yard waste containers are to be stored 'out of sight of the street" except on collection days. This includes paper yard waste sacks. Remember the city of Omaha has an ordinance and can fine home owners if trash and yard waste is left out. This is more than just the covenants, it's also city law.
2. All home improvements to the outside of your house must be approved by the board. This includes but is not limited to roofs, siding, painting (colors), fences, construction of any kind, etc.
3. Junk, old cars or trash can not be stored in the drive or any place visible from the street.

These are some of the most common covenant violations. Please remember that the covenants are there to make sure our neighborhood looks good and is a pleasant and safe place to live. Property values depend on the impression people get when they first come into our neighborhood. Let's all do our part to keep up the quality of Cherry Hills.

in their neighborhood and their properties appearance and how it effects their neighbors.

There have been some concerns about unequal covenant enforcement. Please do your part. The board DOES NOT police the neighborhood looking for violations. Every violation that is reported will be addressed. If you do not report a violation, then it will likely never be addressed. So what appears on the surface to be unequal enforcement, is actually a result of residents not reporting violations. We do follow up on every single email, letter and phone call.

Thank you for your support, Jerry Schulte

Remember the inside of your home, you see. The outside of your home, everyone sees. The appearance of the outside of your home affects all of your neighbors, and we are tasked to ensure that it is a positive affect!!



From the Treasurer



The board has taken a more aggressive approach to dues payments and collections. Those residents that have been years in arrears, have been sent to the attorney for collections and all but 2 have paid up. These 2 are being taken to court. This is only fair for those residents that do pay on time and support the association for the betterment of all 481 lots.

Those residents that are one year in arrears have a lien filed on their property. When residents do not pay their late fees, that fee will be included in the 2014 invoice. If you are not sure where you are with your dues, please contact the board and someone will get back to you. There have been a few residents that have paid too much and that will be noted in the 2014 invoice that will come out in December 2013. In order to reduce postage costs, the board does not send out correspondence for amounts less than \$10, that balance will carry over to the following year.

Remember we all must pay our fair share to keep the neighborhood looking good.

Some financial information.

The number of residents that have paid their 2013 dues are 467. There are a number of residents that still owe late fees. There are a number of residents with one year in arrears.

The account balances are: SID fund (CD's), **\$37,753.96**. The checking/savings, General & Donations fund: **\$15,071.23**.

The fence expenses have been less than budgeted for with the spring inspection. The fall inspection still needs to be done. There have been some rumors that the association is in financial trouble, but as you can see this is not true with over **\$50,000.00** in accounts. That amount represents

almost 2 years of expenses. If you have any questions regarding the financials please contact the board for the correct answers, please do not fall for the rumors and half truths and flat out lies that are being spread around. Get the correct information from the board.

The board has elected to have an accounting firm take on more of the financial book keeping duties. This will allow a full time, professional bookkeeping firm serve the residents and reduce the work required of the treasurer.

There will be higher legal expense this year, due to the fact that the board is taking a more aggressive approach in collecting dues. Additionally it seems a handful of residents do not think the covenants pertain to them which leads one to believe they do not care about their neighbors, only themselves. This resulted in the board having to use legal services more frequently regarding covenant enforcement. Legal expenses are being charged to the resident. A few members of the previous board took it upon themselves to approve a blatant covenant violation request without majority approval. The current board now has to deal with the problem and correct it. Another resident begged for a one time reprieve, promising to fix the violation, and allow him to refinance his house. He then blatantly refused to uphold his part of the covenant agreement. This action puts a different light on the board's willingness to work with residents in resolving covenant issues, since this resident totally played the board. Because of this action, the board has voted to take a more aggressive stance on violations.

If you want information regarding your account or any financial information call the phone line, send an email or send in a written request to the PO box.

Thank you for your support Jerry Schulte, treasurer.

NW TRI "C"

Citizen patrol serves the Cherry Hills Neighborhood as well as Crown Point, Cherry Ridge and the surrounding area. The patrol is comprised of volunteers that give their time, provide their own transportation to patrol the area to help keep the residents safe. They receive nothing in return except that they are helping their neighbors, giving back something to the neighborhood. In today's environment, when most people are asking for others to take care of them, these volunteers are doing something to help encourage personal responsibility.

A couple of tips to help keep you safe. Check your garage door before going to bed. Check your neighbors as well. Most people do not lock the door from the garage to the house, you determine the outcome of that scenario. Try finding you home by the address number at night the next time you are out. Can an emergency vehicle find it FAST? A light number on a dark background or a dark number on a light background is recommended. This quick easy fix just might save your life!

The patrol is always looking for more volunteers. If you are interested in becoming a patroller, or learn more about NW TRI "C" citizen patrol or drive along on a patrol, please give Jerry Schulte a call at 402-201-1656. A background check is required.

Stay SAFE and watch out for one another.

Jerry Schulte, patrol captain



Grounds Report

The fence has been inspected and all repairs have been made. With the last few inspections there have been fewer repairs than in the past. Maybe the new bracket pieces that were started 4 years ago and the board's inspection and repair twice a year is paying off.

The entrances and islands have all had a pre-emergent and fertilizer put down, thanks to volunteers, a savings of \$1,000.00. There have been 125 knock out roses planted to replace dead plants, all done by volunteers, at a savings of \$2,000.00.

Without more volunteers, these savings will turn into increased expenses for next year.

The mulch, trees and boulders that have been placed, were all hired out this year. There has been much discussion on volunteers vs. hiring these various tasks out, and this task was hired out. Any costs not covering this expense will come from the

SID fund, which is the reason for the fund in the first place.

The grounds committee is keeping an eye out for worms to hit the trees and is ready to combat the issue should it arise.

The right of way area has been fertilized and is being mowed on a regular basis, once the rain stops and the growth slows down the mowing times will be reduced.

The repairs done last fall by volunteers on the brick entrance signs seem to be holding up nicely.

So far the board has received many positive compliments on the appearance of the right of way and entrance areas. We hope to continue our efforts in keeping Cherry Hills a pleasant place to live.

There are still a few bushes that may need to be replaced. The grounds committee is watching them and will take the necessary action when the time comes.

Thank you Respectfully

Nestor Feliciano

New Lien Process

Unfortunately some residents feel they can ignore the covenants, and pay the \$75 lien fee, almost as if the \$75 lien fee gives them permission to violate the covenants that we have all agreed to keep.

In order to stop this continuing practice, the board has adopted a new policy. Effective 1/1/2014 we will change this from a one time \$75 fee to a yearly \$75 fee.

This change was done because the board is tasked with the duty to enforce the covenants, and many residents are ignoring all of our efforts to enforce the covenants.

At the same time, other residents are coming to us, asking why we are not enforcing the covenants on these residents. This change in covenant enforcement, provides an incentive to have the covenant violation resolved, without going thru costly court proceedings."



Quick Reference Phone Numbers

Board Line - 402-991-4002
 MUD 24 hour Emergency - 402-554-7777
 OPPD Street Light - 800-554-6773
 POLICE:
 Northwest Precinct: 8 to 5 - 402444-7555
 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

Don't be part of the group complaining,
 be part of the group doing something
 about it! Please volunteer!

Neighborhood Notes

Annual Cherry Hills Homeowner's dues are \$45.00. They are due January 1st for the calendar year. First notice is sent out in December, late fees will start after February 15th. A 15% penalty is applied after February 15th. Please do your part to help us maintain our neighborhood. The Annual Homeowner's meeting is held the second Monday in May. Please 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! You can call or email us with these.

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

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 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 TO
 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**



SOCIAL



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 CHHA hotline.



Please watch the website for community events. We try to keep our calendar updated with events that you may be interested in. If you know of an event that we should post, please submit it to the board for consideration.



We have also created a new FAQ page for questions that the board regularly receives from home owners. Please check that page regularly.



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\$\$.

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. Please feel free to provide suggestions and ideas.
<http://www.cherryhillsonoma.com>

New Residents to the Neighborhood

Welcome. The board has not spent enough time welcoming 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. There are new volunteers that have stepped up and taking this on.

When you have business with the board what is the proper way to proceed?

First of all, **DO NOT BRING YOUR BUSINESS TO THE BOARD MEMBERS HOME.** No single board member can take action. The entire board must approve any action. It is very rude to impose yourself on the board members family time. If you have business with the board there is the phone line or the web site. You can also come to a meeting. Be sure to call the phone line and request a place on the agenda so time will be reserved for you.