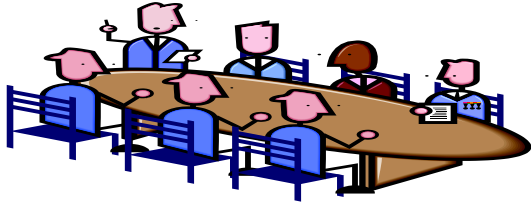




Cherry Hills Homeowner's Association 2013 Fall Newsletter

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

Visit Our Website
CherryHillsOmaha.com
Contact us:
402-991-4002
CherryHillsBoard@gmail.com



2014 Invoices will be sent in December.

If you do not receive one, please call the phone line so one can be sent. Reminders are sent in February. Please avoid late fees and pay on time.

Winter tips:

Winter is just around the corner, most of us hope for a mild winter, but here are some tips to help make our neighborhood safer and easier to get around:

Please avoid parking on the street before a heavy snow, and park in your driveway. The snow plows cannot properly clear the street when cars are blocking them. Snow builds up around your car, and when the car is moved the snow is still there on the street. This makes driving unsafe and inconvenient for all those that use it.

Please do not blow snow into the street. The plow clears the street from curb to curb so everyone can drive safely. Please blow the snow into your yard, your lawn can use the moisture. Not only is this common neighborly courtesy, but there is a city ordinance and expensive fine for blowing snow into the street.

It's inevitable that the snow plow is going to push snow into your driveway. This is not personal nor the fault of the driver, it's an unfortunate fact that we all have to deal with. When this happens, please go out and clear it off. The plow does not have time to come back and clear out everyone's drive. Thank the snowplow driver for clearing the street, it is a difficult and often a thankless job.

Improvements

Thank you for submitting your requests!! The board has approved more improvement requests this year than ever before. As you plan for your improvements for 2014, be sure to submit the plans to the association. If you are not sure if you need approval, submit it anyway. Just call it into the phone line, send email, or mail a letter and drawing to the PO Box.

By doing so you are following the covenants and keeping the neighborhood uniform. Unless the color is an eyesore, or you are requesting a prohibited improvement it will likely be approved. It is your property, but your neighbors have to look at it. When we moved here we all agreed to follow the covenants. Please do your part, be a positive home owner, and follow the covenants.

Board Meetings

Meetings are normally held on the first Tuesday of each month, from 6:30pm. to 8:45 p.m. at the Holiday Inn Express. Next one is Tuesday December 10th, 2013 (due to conflict). Everyone is welcome.

Always check website for any meeting time changes.

www.CherryHillsOmaha.com

If you would like to be on the agenda, please submit your request in writing, email, or via phone line.

Friendly reminders:

- Please store your trash cans out of sight of the street.
- Please pick up after your pet, especially when walking on other's sidewalk.
- Please be courteous to your neighbors when parking on the street.
- Avoid parking across from parked vehicles as this narrows the passage and an ambulance often cannot pass between two parked cars.
- Keep the neighborhood looking nice for everyone.

The board is pleased to announce that the 6th seat on the board has been filled. At the November 5th board meeting, Sandra Montgomery was appointed to fill the vacancy. The board looks forward to Sandra and her experience and positive views to help maintain the neighborhood and all it's positive contributions to the area.



From the President

I would like to take this opportunity to welcome our new neighbors to Cherry Hills. The board hopes that you will become involved in the Cherry Hills Home Owners Association. We take pride in enforcing the covenants and the upkeep of the neighborhood. We believe that this is the only way to maintain a quality community and a place you can take pride in calling home. As your board, our commitment to you is to provide a first class neighborhood and keep our dues low. We look forward to seeing many of you at our board and annual meetings. Please refer to our website for dates.

Nestor Feliciano-President

Covenant Corner

Greetings from your covenant committee. The covenant committee has been very busy verifying and recommending residents improvements. Every improvement that has been sent in has been approved. To those residents whom have complied with the covenants, the board "thanks you". If you have not turned in your improvement request, please do so. If you sent in your request and have not heard a response, please call the phone line (402-991-4002) and remind the board. They are busy and some of these may slip thru the cracks.

The board has received numerous calls regarding trash cans visible from the street. Here are two examples how you can comply with this covenant if you prefer to store your trash cans outside. No one wants to come home and see a neighbor's trash can, nor do they want to pick up their neighbor's trash. Windy days can often dislodge trashcans and blow trash all over the streets. Please do your part to keep our



NW TRI "C" Citizen's Patrol

The patrol team is always looking for volunteers to help keep the neighborhood safe. If you are interested, call the phone line with your name and phone number. Patrol leader Jerry will contact you.

Safety Tips for home owners:

- Don't plant tall shrubbery close to doors and windows, as this could furnish a would-be burglar with a good hiding place.
- Use adequate lighting around the entrances of your home.
- Have your keys ready before you get to your car. It is not safe to stand fumbling for your keys. Make sure the car is unoccupied; check the floor of the car, front and back, before you unlock it. Don't leave your purse or packages on the seat next to you; keep them out of sight.
- If forced to Defend Yourself: Remember being a woman does not render you defenseless! Look at your assailant so that you can later identify him. Your most important weapon is your voice – SCREAM!! Strike the assailant in a vulnerable area. Your aim is to inflict intense pain in the fastest manner possible. Some of the basic vulnerable areas are the eyes, bridge of the nose, groin, knee area, shins and instep. Use your fingernails, teeth, knees, feet, keys, purse, nail file, hairspray, etc. These are a few safety tips. If you would like more information on safety, call the phone line and provide name and address, we will deliver a safety packet to you.

Thank you and stay safe, look out for one another, be courteous.

corner of the city, clean and safe.

85% of all home owners comply with the first friendly reminder of a covenant violation. Most residents are not even aware they are non-compliant, and apologize for the issue.

The board tries to be responsive to all complaints. A frequent comment we hear is: "Why did you pick me?" or "Who reported me?" Most calls we receive are in fact anonymous. We do not retain anonymous information. Another frequent comment we hear: "Are you enforcing this on everyone or only some?" The board responds to all complaints no matter who calls it in, or whom is being reported. We receive some complaints from residents who feel they are being picked on. They ask about other residents who are noncompliant. The board does verify and respond to all of these subsequent complaints as well.

Residents tell us they want a clean, safe, and attractive neighborhood to live in. Thank you to those residents who are concerned about your neighborhood.





From the Treasurer



The board has approved a budget for the 2014 year. This budget includes additional expenses of hiring contractors to do grounds maintenance. This maintenance was previously accomplished by volunteers. The board has also hired a book keeper to manage financial accounts and some of the administrative work that used to be done by board members. We have SID money earmarked for these tasks, and the board will use it to pay for these items. The 2014 budget does not require us to raise dues, but it is likely they will need to be raised in the next few years.

The board has taken a more aggressive approach to collect dues from those residents that have been ignoring the assessments. Some residents have not paid dues for more than 5 years. We have had several situations recently where unpaid dues exceeding 500\$ were written off when owners moved without paying.

Residents that were more than 1 year in arrears were sent to our attorney for collections. Several residents, owing as much as 10 years in past dues, were brought into a foreclosure process. Every reasonable attempt to collect was ignored by these residents, so legal expenses incurred were assessed to the delinquent home owner. This action resulted in all residents more than 1 year in arrear

are now current. There are currently only a few outstanding late fees due. These residents will be reminded of their financial obligations when invoices are sent out this December.

I would like to point out the tangible assets that have the association maintains. These assets are the perimeter fence with an estimated value of \$250,000.00. 6 brick entrance signs with an estimated value of \$115,000.00. We have more than 50 trees, 1000 plants, 36 boulders, and 4 retaining walls. These have an estimated value of \$75,000.00.

We have nearly one half million dollars of assets that need to be maintained to protect the integrity and value of the neighborhood.

A brief overview of our status:

- Residents paid: 465 - 97%
- Residents in arrears: 16 totaling \$2,674.21,
- Residents with late fees: 14 totaling \$88.30
- Budget amount for 2013: \$25,272.
- Monies collected in 2013: \$28,000
- Account balances: Savings: \$4,394
- Checking: \$4,861
- SID: \$37,820
- Donations: \$100.

The association is on solid financial ground and with a positive and caring board, the area will continue to be maintained, keeping it safe and attractive.

Thank you for your continued support and encouragement.

New Lien Process

Unfortunately we have some residents who feel they can ignore the covenants, and simply pay the \$75 lien fee. They treat this almost as if the \$75 fee gives permission to violate the covenants. This has caused a lot of concern from other residents who think these people are exempt from the covenants that they are being held to.

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 \$100 fee.

The board is legally bound with the duty to enforce the covenants. With several residents ignoring our efforts to enforce the covenants we have no choice.

This change in covenant enforcement, provides an incentive to have the covenant violation resolved, without going thru costly court proceedings.



Grounds Report

Due to the lack of volunteers, we had to outsource a lot of the grounds work this year. We now have a private contractor placing mulch, pulling weeds, dead-heading roses and trimming trees. Everyone can see that the entrances look amazing. Many residents have commented to us as well, and we value and welcome your comments. We will continue to give extra care to our entrance islands and circles. The perimeter fence is inspected twice a year and any repairs or replacements are quickly turned over to our fence contractor to perform the work. The grass areas outside the perimeter fences are cut weekly, except in dry weather. During these times we schedule every second or third week as needed. All of our trees are inspected and subsequently treated by a contractor if any type of infestation is found. We take great pride in our entrances as they are the gateways to our community.

Nestor Feliciano-Grounds Chairman

GOOD NEIGHBORS OF CHERRY HILLS

Yes, we have exceptional neighbors in Cherry Hills. This past winter I slipped on the ice and broke bones in my foot in several places. The doctor put a boot on it and I had to use crutches to get around. The next morning I looked out on a heavy snow that had fallen. Later that day, I heard scraping and looked out to see what it was. There were our next door neighbors Mike and Andrea Henrich with their two sons Andrew and Nicholas scooping away. They didn't stop until the walks and drive were cleared. Andrew and Nicholas also collected our mail and paper for us so I wouldn't have to brave the ice. We thank the Henrich's and want to say what a wonderful example they are. What a wonderful way to raise two young men by doing a good deed for others.

Phone Directory Update

When you receive your 2014 invoice, please fill out the comment sheet so we can keep our records as current as possible. Thank you in advance for your assistance and cooperation in this task.

Since it has been 2 years since a directory has been produced, some of the information is outdated. This information is not shared or provided to any outside entities, and is only used by residents of Cherry Hills.

If you keep current phone numbers in the directory, neighbors can call you if they see suspicious activity. You can be alerted if you leave your garage door, or other doors open.



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

Please try to help reduce our dues by being part of the solution!
 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.

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

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 to take this task on.

What do I do if I have business with the board?

First of all, **DO NOT BRING YOUR BUSINESS TO THE BOARD MEMBER'S HOME.** No single board member can take action. Board majority must approve any action. It is inappropriate to impose your board business on the board member's 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.

Cherry Hills Home Owner's Association
 P.O. Box 641803
 Omaha, Nebraska 68164-7803

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

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 6939 N 102nd Cir, Omaha, NE 68122 (402) 505-8181
Mention you are a neighbor and you do receive a discount.



Welcome Committee

The welcome committee has been visiting new homeowners in the neighborhood. The purpose of these visits is to familiarize new homeowners with the Cherry Hills Homeowners Association, and to give information in the form of a welcome packet. All homeowners automatically become members of the association upon the purchase of a home in Cherry Hills. The welcome packet contains the bylaws of the association and also the covenants which all residents are required to observe. It also contains other helpful information. If you are a new resident and have not been contacted or have not received your welcome packet please call 402-991-4002 and leave a message requesting a welcome packet. If you are not at home when the welcome committee comes to call they will leave the packet. When you get your packet please take time to familiarize yourself with the contents. Let us help you feel welcome to the community of Cherry Hills.



Volunteers

Thank you all for your efforts to save \$1,000s of homeowner's 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\$\$.