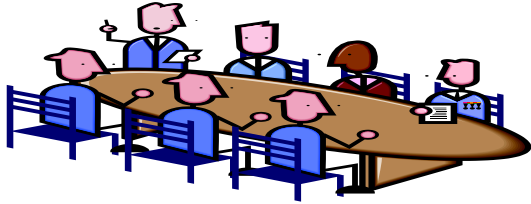




Cherry Hills Homeowner's Association 2014 Spring Newsletter

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

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



Residents, we have two open board positions.

Please nominate your choice for board member.

Nominations for Positions on Cherry Hills Board of Directors

It is time again for nominations to the Cherry Hills Board of Directors to be made. This year there will be two, three year positions to be filled at elections to be held at the annual meeting on May 12, 2014.

If you would like to serve your fellow homeowners by being on the Board of Directors or if you know someone who you think would make a good board member please make the nominations as soon as possible.

1. Both nominee and nominating member of CHHA must be members in good standing. {current on dues and no liens.}

2. All nominations must be made by mail to the secretary of the CHHA and **post-marked no later than April 12, 2014**. No nominations will be taken at the May 12th meeting. See nominating form below.

CHERRY HILLS BOARD OF DIRECTORS NOMINATION FORM

I nominate Mr./ Ms. _____ Nominating Homeowner _____

Address _____ Address _____

Phone _____ Phone _____

Provide a short statement as to why this individual would make a good board member.

MAIL TO: Cherry Hills Homeowner's Assn, P.O. Box 641803, Omaha, NE. 68164

From the President

Once again, I would like to take this opportunity to welcome our new neighbors to Cherry Hills. We sincerely hope you enjoy your new homes and will become involved in our Cherry Hills Home Owners' Association. Some people may ask, "Why invest money and time to maintain entrances, islands, perimeter fence, signs and grounds?" We do this because these areas are the first glimpse into our neighborhood and we want them to be top notch. This will attract prospective new home owners and promote our community. If you're planning or have completed improvements on your property, your investment will be rewarded. We have many amenities close by... Fire Department, Police Department, shopping, schools, hospitals and easy access to highways. Homes in our community are selling even in mid-winter, which is not the norm in other neighborhoods. As your board, our commitment is to continue to provide quality service, at the lowest cost. I look forward to seeing many of you at our monthly board meetings and the annual members' meeting. Locations and dates are posted on the website at www.cherryhillsomaha.com.

Nestor M. Feliciano-President

Friendly reminders:

- Please store your trash cans out of sight of the street.
- Please pick up after your pet, especially when walking on sidewalks.
- 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.



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, April 1st, 2014. Everyone is welcome.

Always check
www.CherryHillsOmaha.com
for any meeting time changes.

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

SPRING CLEANUP

The City of Omaha Annual Clean-Up will be here next month!!

A station will be set up behind Legend's on April 5th. It will run from 9:00 AM to 2:00 PM. See website for details!!

Covenant Corner

Your covenant committee has received numerous calls regarding the appearance of some of the properties in the neighborhood. The board has verified and addressed these issues. We have sent letters to these residents whose homes need paint, and repairs. The board is anticipating that these issues will be taken care of by mid-April. Those residents that refuse to resolve their issues will receive a lien on their property after 3 reminder letters are sent.

The board has also received calls regarding residents who are not shoveling their sidewalks after snow. This is a significant safety issue. The board has been notified that numerous slips have happened



NW TRI "C" Citizen's Patrol

Everyone is concerned about the safety of the neighborhood. Safety is everyone's responsibility so please set an example and follow the law. Speeding, ignoring stop signs, and littering; are all things that make the neighborhood unsafe. Please do your part to keep the neighborhood safe.

A recent real life example: I was driving south on 102nd Ave. and noticed a car Eastbound on Newport Ave. at a high rate of speed. The car ignored the stop sign, so I waved at the car. The driver stopped and asked what I wanted. I stated, "You were going pretty fast and failed to stop for the stop sign", he gave me a "look" and said "really"? then sped off. Be part of the solution! If you want a safe neighborhood, then it is up to you to help make it safe.

Be part of the solution, take the step and help keep the neighborhood safe. If you are willing to take that step and become a member of the Northwest Tri "C" Citizen Patrol call the phone line and provide your name, address and phone number. The captain of the patrol will contact you. Membership only requires a police background check and some simple training at the police office.

The next training class is scheduled for Thursday, April 17th. For current members this is also a good time to renew your training and id badge.

Even as a walker, you can still be a citizen patroller; you just have to be sure you walk with someone else, you never patrol alone.

It is easy to want a safe neighborhood and complain about safety, but, it takes a special person to step forward and do something about it. Be that special person, call the phone line and help the police by being the eyes and ears. Report suspicious activity to the authorities. All patrollers do is observe and report. It takes a team of two to patrol and anyone over the age of 18 can be a patroller.

due to snow. Since this is a city ordinance, those residents should feel fortunate that legal action was not taken.

Remember the outside of your property is a reflection on the property owner and seen by all residents. Please do your best to keep your property well maintained!

The board is working closely with city Code Enforcement officials and City Council representative, Aimee Melton to help clean up the 'Bluffs at Cherry Hills' apartments. **We met with the new property manager 3/11/2014.** A number of issues have already been cleaned up thanks to these efforts, but there are still many that need to be addressed.

The board anticipates a lot of maintenance and improvements will happen this year and we are looking forward to approving all appropriate request to keep Cherry Hills an attractive and safe neighborhood.

A big "THANK YOU" to all residents whom have taken care of issues to help maintain the neighborhood. The board has seen fewer trash cans and junk stored outside. The examples that accompany the trash letters seem to be helping. There are fewer vehicles being stored in

driveways. Most residents respond in a positive way when they are reminded of a covenant violation, because they want a nice neighborhood.

If you receive a reminder letter, please resolve the issue in a timely manner. By the time residents point out issues they are frustrated with looking at it. If you see an issue, please call the phone line and the board will address it.

The responses from the survey shows that most residents want the board to continue to enforce the covenants. They feel that enforcing the covenants helps to maintain property value. According to city officials, many neighborhoods that are the age of Cherry Hills start to relax their covenant enforcement and the appearance of the neighborhood reflects it. Not only does overall appearance and safety go down, but crime nearly always goes up when this happens. Well maintained neighborhoods tend to have less crime than run down neighborhoods.

Let's all do our part to keep our little corner of the world attractive, safe and friendly. When you see a resident, wave and say "Hi". It is an easy way to start a friendship.



From the Treasurer



In 2013 the association did go over budget, but we took in more than we spent! The reason we exceeded budget was due to tasks that were previously done by volunteers now being contracted out. Many residents request that we use volunteers, but very few volunteer to help. The same few volunteers always step up; giving their personal time, expertise and sometimes their own financial support. Even though we did not raise dues for 2014, we expect expenses to increase. The board will continue to dip into the SID money, and use it for its intended purpose.

A big "THANK YOU" to those residents that took the time to fill out the survey included with the invoice. Your responses are appreciated and it shows that you care about your neighborhood.

The board continues its task of collecting prior year's dues. We have a few liens on properties that are many years in arrears. The board has no choice but to begin foreclosure proceedings to collect past dues. Those residents that have not paid their dues will be sent a final notice. If

the final is ignored, a lien will be placed on the property which requires a \$100 release fee.

As of today there are over 380 residents paid in full with over \$17,000.00 received. If you have not sent in your dues for 2014, please do so and save the association the extra expense of mailing a reminder. When you don't pay your fair share, you are hurting all neighbors.

The board uses your dues to maintain the area per the stated by-laws. We try to keep in mind the best way to get the task accomplished with the least amount of expense. The board suggests you attend a board meeting so you can hear firsthand what is going on in the neighborhood.

The 2013 financial report will be sent out with the annual meeting notice. If you are new to the neighborhood, please be sure to call the phone line or email with your name, address and phone number so that the association's records can be kept up to date as much as possible.

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

New Lien Process

Effective 1/1/2014 the board changed Covenant violation liens from a one time \$75 fee to a yearly \$100 fee.

The board is legally bound with the duty to enforce the covenants. With residents ignoring our efforts to enforce the covenants we are duty bound to enact policies to encourage enforcement.



Grounds Report

Spring is just around the corner and the board will continue keeping the entrances and Right-Of-Way maintained.

We have contracted a service to clean up entrances, pick up trash, and trim plants. They will also apply fertilizer, pre-emergent and a new bed of mulch. Mulch helps keep the spring moisture, prevent weeds and encourage plant growth.

The board will replace all plants that did not survive the winter. Making small repairs are easier and less costly than waiting for the bottom to fall out and make major repairs.

The perimeter fence really took a beating this fall and winter. The contractor has been unable to repair the fence in a timely fashion due to weather. The winds have torn panels loose, and the cold caused materials to become brittle and break. We are taking another look at our procedures to see if it can be streamlined for quicker response by the contractor. The fence will be inspected again this spring and the board is anticipating a better response by the contractor going forward. The area under the fence will again be cleared of all growth in which ever manner is most cost effective. If you have

the perimeter fence in your back yard and do not want any spraying done along the fence, then it is up to you to keep the growth away. If there is no growth, then no action will be needed. If there is dirt, rocks or any other building material against the fence, the board may hire someone to make these repairs and attach the costs to your account.

The right of way will again be mowed on a regular basis taking into consideration moisture and growth speed of the grass. Pre-emergent and fertilizer will be put down to provide a healthy lawn. The board will maintain the tree area from 103rd to 105th on IDA and the bench area. The trees along the walk path will be trimmed up to provide a safe path to walk or ride bikes. The board and residents appreciate the consideration and efforts of those that walk their pets and pick up after their pets. If you see someone that does not show consideration for residents please call the health department or mayor's hotline and identify this person. There is a \$100 fine and they do enforce this, because it is a health issue.

If you walk the sidewalks of the neighborhood, consider bringing along a trash bag and pick up the trash as you go. If each one of us does a little to help maintain the area it will make for a nice and safer neighborhood.

Thank you

Phone Directory

Please keep the board updated with your current phone and email address. 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 information current, both neighbors and Citizen's Patrol can call you if they see suspicious activity. You can also 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?

Please do not bring your business to a board member's home. No single board member can take action. The by-laws state that board majority must approve any action. If you have business with the board contact the board and request time at the next meeting. The board will place your issue on the agenda so time will be reserved for you.

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

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SPECIAL THANKS

Holiday Inn Express for their donation of meeting space for the Home Owner's 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.



Homeowner Association can have key role

On Sunday, February 16th the Omaha World Herald printed an article. This is excellent reading for people who have questions about what an HOA can and cannot do.

An excerpt is as follows: "A good association creates fair rules that improve the lives of its constituents. It oversees building operations and finances and manages day to day tasks such as cleaning, repairs and maintenance of common areas."

Many residents ask us how do we enforce covenants. Another excerpt: "...the HOA has substantial legal power. Most homeowners understand that a mortgage lender can foreclose a property if payments are not made. The HOA has similar power."



Volunteers

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