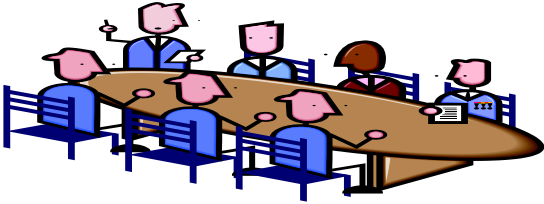




**Cherry Hills Homeowner's Association  
2015 Spring Newsletter**

**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 2 open board positions. Please nominate your choice for board member.**

**From the President**

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.

Nestor M. Feliciano-President

**Nominations for Positions on Cherry Hills Board of Directors:**

It is time to make nominations for the CHHA Board of Directors. This year there are two positions to fill at the annual meeting to be held on May 11, 2015. 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 nomination 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 15, 2015. No nominations will be taken at the May 11th meeting.**

**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 Association, P. O. Box 641803, Omaha, Ne. 68164.

**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.

**Annual Garage Sale!**

The Cherry Hills Annual neighborhood garage sale is always the last weekend of May. It is officially set for May 28th, 29th and 30th. Hours: 8am-5pm. The association will take care of advertising, please have your goods ready for sale!



# Cherry Hills Homeowner's Association

## 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 7th, 2015. Everyone is welcome.

Always check [www.CherryHillsOmaha.com](http://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.

**Call and leave message at 402-991-4002**

## Home Maintenance

Spring is on it's way, and now is that time of year to take stock of your property. It's the time of year to make plans to spruce up the old homestead.

We urge all homeowners to go outside, walk across the street, and take a look at your house. Most of the homes in this neighborhood are valued at \$150,000 to \$200,000, some even higher. By taking care of your property you are not only preserving the value of your home but you are preserving the value of the entire neighborhood.

One of the main concerns of homeowners in Cherry Hills is that some of the siding on some of our homes is deteriorating. Also, some of the fences are showing signs of age. Fence slats may be coming off. Fences also may be in need of refinishing. Windows may also show signs of deterioration. Paint may show signs of needing a re-do. The list goes on. We all face these situations.

While the board realizes some of these repairs can be costly, please remember, they are normal costs that come with owning a home. Our home is, for most, the largest investment we have. For most in Cherry Hills the pride of ownership shows in the way we take care of our property. Most homeowners in Cherry Hills do an excellent job of keeping their property looking good. All of your neighbors thank you.

The board has a policy that it does not recommend companies to do repair work. The board is not in the home repair business.

The covenants require that all exterior home improvements be submitted to the board with plans in writing prior to start of the project.

## SPRING CLEANUP

The Omaha City Wide Clean Up is scheduled for May 2, 2015.

Location: Legends Back Parking Lot.

Time: 9am-2pm.

See website for details!!

## Secretaries Notes

Thank you for the feedback in the surveys!!! We read every single comment, and when possible, we try to take action on every comment. We may not get back to you individually, but the entire board reads and considers every single comment made. The board does everything to apply the covenants evenly. We only act on your comments and complaints.

In the future, we will be sending newsletters via email, please contact us if interested [CherryHills-Board@gmail.com](mailto:CherryHills-Board@gmail.com).

Many residents have expressed a desire to pay online. We are exploring online payment options for the future.

## Covenant Corner

The covenant committee has been busy responding to your calls about covenant violations and in most cases we can say that we have had success in getting the situation to be corrected.

Most of the homeowners in our Cherry Hills Association understand the covenants and are very willing to cooperate in an effort to maintain the residential quality of the neighborhood. To these good citizens we say "THANK YOU". All of your neighbors thank you. These good people understand the purpose of the covenants and are willing to do what it takes to follow them. They know that living in close proximity to one-an-other requires all of us to hold ourselves to a certain standard. That is

where the covenants show their worth.

That is why the developers of Cherry Hills spent a good sum to have attorneys, who are experienced in this activity, create a Homeowner's Association with articles of incorporation, by laws, and covenants. Their goal was to create a harmonious residential community. The covenants give all of us a standard against which we can measure ourselves. We know what is expected of us.

Each of us needs the self-discipline and determination that "it's not going to be my property that is in violation of the covenants and my property is not going to detract from the value of the neighborhood." We are all proud that we live in Cherry Hills.

Most homeowners are doing a great job on these things, but there are still a few who need a little reminder. Some of the most common violations are listed below.

Trash cans and containers, which includes yard

waste, are not allowed to be stored where they are visible from the street except for pick-up.

Do not attempt to hide these items behind a bush. This does not really comply with the covenants. Remember, there is a city ordinance that speaks to this same issue. City fines for violation of this ordinance are from \$100.00 to \$500.00.

Trash and other kinds of debris are not allowed to be stored along the side of the garage or house.

Lawns need mowing on a regular basis. Lawns and lots also need to be kept reasonably free from weeds.

Now is the time to take a look at your fences for needed repair and stain if finished in this way. It is also time to examine the paint and siding on the house.

Remember that the covenants are on the CHHA web site ([cherryhillssomaha.com](http://cherryhillssomaha.com).)



### From the Treasurer

As of the 12th of March 2015, 415 of 481 lot owners paid their annual dues. The total received so far this year is \$19,917.00.

373 Lot owners paid annual dues on time. 42 paid after February 15th. 24 paid annual dues + late fees. 84 lot owners are delinquent on dues and/or late fees.

A big THANK YOU for those residents that paid dues on time and took time to fill out the survey included with the invoices. Your responses are appreciated and it shows that you care about the neighborhood.

The board has been consulting with our attorney on options to collect on delinquent dues. We will be taking more action this year.

Norman Long—Treasurer



### 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.

Be part of the solution, take the step and help keep the neighborhood safe. If you are willing to do more and become a member of the Northwest Tri "C" Citizen's 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.

Even as a walker, you can still be a Citizen's Patrol; 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.

### 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. If a resident ignores our efforts to enforce the covenants we are duty bound to enact policies to encourage compliance.



### Grounds Report

This past winter was not too harsh, so our trees and shrubs should have fared well. As in the past, anything that did not survive will be replaced.

We have contacted additional companies for bids to perform tree maintenance and grounds maintenance. Not all bids are in yet, but we are looking for ways to save the association money.

American fence has performed all repairs this fall on the fence. If you see a problem, please call it in. Next month we will be doing the spring fence inspection.

Spring clean-up will begin soon on all entrances and islands. Mulch will be swept back onto flower beds and additional mulch will be added if needed.

All debris will be hauled away. The Board takes pride in these areas and we will continue to maintain a high standard.

Nestor Feliciano – Grounds' Chairman

### Good Neighbors of Cherry Hills

It was winter in Cherry Hills, and Jeanne Snell was in a rehab facility recovering from hip-replacement surgery. She had this kind of surgery before, but this time it was taking longer to recover. It was hard to be away from home. Her husband had passed away some years before. She now lived alone.

A call came in to the Cherry Hills phone line. A complaint that Mrs. Snell's fence was in need of repair.

Norman Long and his wife Millicent are neighbors of Mrs. Snell and were keeping an eye on her property while she was in rehab. Norman heard of the complaint. He immediately grabbed a hammer and some nails and went out and repaired that fence. Norman, another good neighbor in Cherry Hills. Thanks to Norman and all the good neighbors of Cherry Hills.

If you would like to share a Good Neighbor of Cherry Hills Story please call the phone line.

### 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  
 (Call before you DIG!)

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

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 U.S. Postage  
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 Permit No. 1522  
 Omaha, NE

### 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. The covenants require that all exterior home repairs be submitted to the board with plans in writing prior to start of the project.*

**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.**

### SPECIAL THANKS TO

Holiday Inn Express for their discounted 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 Associations can have key role



Recently the Omaha World Herald printed an article. This is excellent reading for people who have questions about what an HOA can and cannot do.



"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. "...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."



### New Residents to the Neighborhood

The board would like to welcome new residents to the neighborhood!! If you are new to the neighborhood and have not been contacted, please call the phone line so we can stop by with a Welcome Packet.

### 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 that time can be reserved for you.

### Want to join the team?

Please volunteer to be part of the board! If you are interested in serving our community, please consider running for the board. Please help keep our covenants in force and our common areas looking nice.