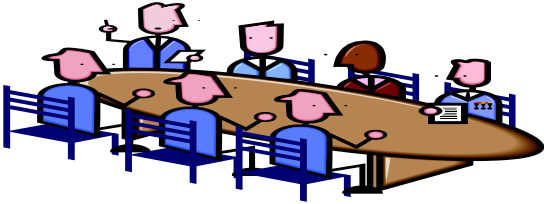




**Cherry Hills Homeowner's Association
2016 Spring Newsletter**

**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

Welcome new residents to your Cherry Hills Community. Our subdivision is very diverse and this is one thing that makes the homes in our community very attractive to prospective buyers. Our homes are well maintained and the values and frequency of sales reflects that. We are blessed to have many amenities nearby such as shopping, schools, hospitals and easy access to highways. Additionally, located close by is the Fire Department and Police Department which is good to have in emergency situations. As a board, we are committed to providing a safe and attractive neighborhood at the lowest cost. Your dues maintain the perimeter fence, entrances, islands and common areas" This is one of the many reasons that we as a board enforce the covenants and are prepared to take the appropriate action to ensure that they are applied uniformly and equally to all residents.

Nestor M. Feliciano-president

Nominations for Positions on Cherry Hills Board of Directors:

It is time to take nominations for the CHHA Board of Directors. This year there are two positions to fill at the annual meeting to be held on May 9, 2016. 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. Both terms are 3 year terms.

- 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 11, 2016. No nominations will be taken at the May 9th 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.
- Keep the neighborhood looking nice for everyone.
- Avoid parking across from parked vehicles as this narrows the passage and Emergency Response Vehicles cannot pass between parked cars. A LOVED ONES LIFE MAY DEPEND ON IT!

SPEED LIMIT!

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.

Covenant Corner

Greetings to all from the Covenant Committee. We have had a busy year. We have had a successful year, in that we have seen several long term covenant violations corrected. We work constantly with homeowners to correct violations, however, there are some violations that require large financial outlays and long term planning. There are also a few homeowners who don't see the need to cooperate with the rest of their neighbors. These homeowners need a little more forceful encouragement.

This year we have also seen a great many improvements. New windows, new siding, fresh paint, new decks, new roofs, updated landscaping, and new driveways are some of the major improvements that we have seen in the neighborhood this year. Congratulations to all of you making these improvements. We, your neighbors, thank you.

Spring will be here before we know it. Now is a good time to plan the improvements your home needs and that you want to make. PLEASE REMEMBER THAT ALL IMPROVEMENTS TO THE OUTSIDE OF YOUR HOME MUST BE SUBMITTED TO THE HOMEOWNER'S ASSOCIATION FOR APPROVAL. The covenants state "An owner desiring to erect an improvement shall deliver two sets of construction plans and plot plans to Declarant" "Such

plans shall include a description, type, quality, color and use of materials proposed for the exterior of such improvement." Declarant is the Homeowner's Association. The reason for this is clear, improvements must adhere to the requirements of the covenants. IMPORTANT, PLEASE SUBMIT YOUR PLANS FAR ENOUGH IN ADVANCE OF THE START OF WORK. Don't expect the board to approve a project a day or two before work is started. Allow at least two or three weeks for approval. Send complete information.

Our thanks to all of the cooperative and respectful homeowners of Cherry Hills you make our neighborhood a fine place to live.



Grounds Report

Winter is not over yet! We don't know if any damage to plants, bushes, trees or fence will occur until spring comes. As always we perform a fence inspection and repair or replace as needed. This spring we will put down mulch and replace trees and bushes as needed. Please do not allow unplanned trees to grow along the fence. As they grow, they seriously damage our perimeter fence. Our covenants and by-laws provides that any damage due to resident's neglect will be repaired at their expense. Please do your part. Keep tree branches off of the fence and remove any growth under and around it. Last year, rain and storms caused additional damage to our fence and also caused delays in repairs. As always we strive to perform any repairs to the fence as quickly as time and weather will allow. We hope the weather will be kinder to us this coming year.

Nestor M. Feliciano-Grounds Chairman

Secretary's Notes

We only act on your comments and complaints. Please use our email address or phone for comments and complaints. They are all reviewed and acted upon by the board. You can remain anonymous.

In the future, we will be sending newsletters via email, please contact us if interested CherryHillsBoard@gmail.com. This newsletter was sent via email to those residents that have already signed up.

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

Delinquent home owners!

Starting in 2016, we will be enlisting the help of a collection agency to go after homeowner's who do not feel a need to pay their dues.

If you received a red notice in your annual dues with an 'URGENT' stamp on the envelope, then you are in danger of being on this list.

At this time, we are discussing procedures with a few different collection agencies.

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.



From the Treasurer

Several hundred lot owners have paid their annual dues. Lot owners who have not paid their annual dues after 17 February 2016 will be charge 15% of \$45.00 and issue a new invoice.

The total revenue received so far this year is \$17,300,25. A big THANK YOU to lot owners who have paid their dues.

QUESTIONS about the DUES or LATE FEES, call the hot line 402 991 4002

Norman Long - Treasurer

THE CHERRY HILLS MARKET IS VERY STRONG

Recently homeowners in Cherry Hills received a mailer from CBS real estate agent Dave Coover. The mailer had a lot of interesting information about Cherry Hills. This information is important and bears repeating for those who might have missed it. A few interesting points.

From Dave's mailer: "Your average return is 13.4%. Homes sold in Cherry Hills averaged a return on investment (ROI) of \$23,500 from 2013-2015. Compare that to the US average savings account return of 0.12% on balances over \$100,000!"

Also from Dave's mailer: "A strong Homeowner's Association protects home value: Real estate research has shown over and over again that areas with a strong homeowner's association provide the best home ROI. Attractive entrances, tidy homes and well-maintained common areas are key features that new buyers look for when investing in real estate."

We, your homeowner's association board, understand the truth of these statements. These are statements of fact. We know that most of the homeowners of Cherry Hills also understand. All but a few of the homeowners are thankful and cooperative and we, the board, want to thank you for all of your cooperation. We will continue to do our part to keep our neighborhood one of the best.

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.



With the coming of spring, comes an increase of activity of all kinds. The Covenant Committee would like to inform new residents and remind our seasoned residents of a few of the more common problems that can come up during the warmer months of the year. We do this in the hope that it will bring all homeowners together in cooperation to make our neighborhood one of the best in the city.



Trash Cans and Yard Waste Trash cans and yard waste containers must be stored where they are not visible from the street. ATEMPTING TO HIDE TRASH CANS BEHINDE A BUSH IS NOT ACCEPTABLE. Most of our homeowners are very good about this, however, there are a few who refuse to cooperate. Remember, there is also a city ordinance that covers this violation and it carries a hefty fine.



Yard Signs Yard signs of any kind except a normal "for sale" sign are not allowed. Signs put up by a roofer or a construction company or some other company can be put up as long as the work is going on but should be removed once work is completed.



Pools Above ground pools over one foot high are not allowed.



Trailers, Boats and Campers These items may not be stored on a property for more than 20 day in a calendar year. The covenants also prohibit parking construction equipment in the neighborhood.



Yard Mowing and Upkeep Yard mowing must be done on a regular basis. Yards must also be kept relatively weed free.



Dead Trees and Bushes Please make plans to remove any dead trees and bushes on your property. Dead trees on a property are unsightly but can also be dangerous.





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!)

Board Meetings

Meetings are normally held on the first Tuesday of each month, but watch our website. Time is from 6:30 PM to 8:45 PM at the Holiday Inn Express. Next one is Tuesday, April 5th, 2016. 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.

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

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.

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.

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

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OCCP

Update from the David Hansen, NW Tri "C" Omaha Coalition Citizens Patrol Captain ~ (Cherry Hills. Cherry Ridge & Crown Point)

With the weather turning nicer, burglaries are on the rise. Suspicious vehicles roaming the area or individuals walking the area are possible signs of something's up! When patrolling, either driving or walking, we continue to noticed a lot of garage doors open and some past 10: PM. Temptation for theft including vehicles warming up in the AM. It's not spring yet, but soon. This past month we had two neighbor's leave the garage door open after heading to work. We did leave a note and closed. They were very thankful. So please keep an eye on your neighbor's home as they will do the same for you. The hot vehicles being stolen continue to be the older Hondas, Chevy and Dodge Trucks.

Remember that OCCP, "Omaha Collation Citizens Patrol" is the eyes and ears for the police department. They cannot be everywhere. If you see something suspicious, do not hesitate to call 911. Please help us in helping the police department. Your Cell phone is a great tool and can be used in a positive way. Practice the, "what if" for your own safety and when contacting police, taking quick pictures, video, recordings and knowing how to use your cell phone quickly in an emergency especially.

Omaha Collation Citizens Patrol has PAC Meetings every 2nd Tuesday of the month from 6:PM – 7:PM at the local NW Police Precinct, 10245 Wiesman Drive, located just south of Cherry Hills and the Post Office or (North of Fort on 103rd & Wiesman). Meetings are open to the public and Captain Marcia West will go over the reports and activities from the previous month. It is always interesting to hear how the criminal mind works.

If you are interested to know more about OCCP or would like to ride along, all you need to do is call 402.669.7391 for more information. You are not committed to join when riding along, but will allow us to discuss what we have learned about our surroundings on a daily bases. Hopefully what we discuss you can pass along to your family, kids and friends.

THANKS everyone and Enjoy the nice weather..... NW Tri "C" Patrol Leader

Annual Garage Sale!

The Cherry Hills Annual neighborhood garage sale is always the last weekend of May. It is officially set for May 26th, 27th, and 28th. Hours: 8am-5pm. The association will take care of advertising, please have your goods ready for sale!

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.

SPRING CLEANUP

The Omaha City Wide Clean Up is scheduled for May 7, 2016. Location: Legends Back Parking Lot. Time: 9am-2pm. See website for details!!

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 a directory has not been produced since 2011, 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.