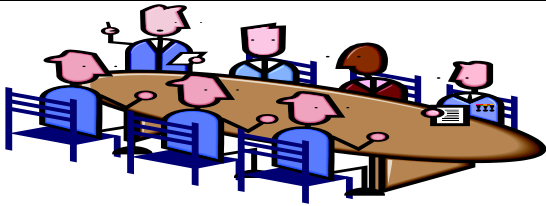




Cherry Hills Homeowner's Association 2017 Spring Newsletter

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

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 the opportunity to welcome our residents and any new property owners to our community. Our community is made up of many professions and ethnic backgrounds. This makes for a great, diverse community.

Because our streets are safe, we have many walkers, runners, mothers pushing strollers with little ones, which is a great site to see. Our homes are well maintained and when listed for sale, they are sold in a very short time. Many amenities are located nearby, such as shopping, schools and hospitals, not to mention easy access to major highways. Police and Fire Departments are located less than 10 minutes away. Your board is committed to providing a safe and attractive neighborhood at the lowest cost. We enforce our covenants and ensure equal enforcement to all of our residents. Hope to see familiar faces and new ones at our annual members' meeting, May 8th.

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 8, 2017. Both terms are for 3 years. 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, 2017. No nominations will be taken at the May 8th 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 emergency vehicle often cannot pass between two parked cars.
- Keep the neighborhood looking nice for everyone.

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's Corner

HAPPY SPRING TO ALL IN CHERRY HILLS.

Your Covenant Committee has had a very active year. This year we took action on 101 situations. What does that mean? That means we advised homeowners that they were in violation of the covenants, we approved improvement requests, we worked with the City Code Enforcement Office to bring properties up to code. We also worked with the other committees of the Association to help the Board run more efficiently.

We would like to go over one important item.

TRASH CANS-TRASH CANS-TRASH CANS

Trash collection was upset this year when the City chose our neighborhood to test a new system. All of a sudden, we were faced with using huge garbage cans and a new collection schedule.

Due to the confusion and temporary nature of this test, the Board decided that we would not press the issue that this caused with our covenants. However, the test is supposed to end in April. We have no information about what the city will do. We do believe that the covenant which mandates that all trash cans be stored completely "out

of site" from the street is a good one.

It is, therefore, our intention to vigorously enforce the "out of site" storage of trash cans beginning May 1, 2017.

This means that beginning on May 1, 2017, that no matter what the city does, we, in Cherry Hills, will enforce our covenants.

Please, cooperate and do your part. We of the Covenant Committee thank you. Your neighbors will also thank you. Help make our neighborhood one of the most desirable in the city.



Grounds Report

Dear Homeowners,

It is that time of the year in which the Homeowner's Association renews the contracts for the winter/summer grounds maintenance. As I was recently voted by the board to take over the duties of grounds maintenance, I have been going through the last few years' worth of contracts and contacting prospective contractors for estimates. As the grounds maintenance costs are almost 60 percent of the total Homeowner's Association expenses (and puts us in danger of exceeding our projected budget),

I have been trying to think of ways to defray some of the costs. To say the least, it has been an eye opener. One of our biggest costs last year was the repair of the perimeter fence due to severe weather. Since 2010, the cost of fence repairs has increased 300%. We have already taken some steps to reduce this cost, such as doing minor repairs ourselves and purchasing the post brackets ourselves for the contractor to use. As such, I have also contacted seven contractors to provide us a bid on taking over the repair costs. Unfortunately, only three

contractors would entertain taking on this kind of work. It seems that we are a small fish in a large pond. I have also taken the steps of reworking the contracts for the mowing, fertilization, weed control, snow removal, and tree care of the ten islands and common areas outside the fence. We have been able to reduce this cost by \$400 dollars. However, that still does not significantly reduce our costs. We do have a couple of options, if the neighborhood is able and willing to pitch in. One idea is to have one or more homeowners "adopt-an-island". If one or more neighbors would be willing to take on the normal care, cleaning and de-weeding of the nine islands, we could reduce the current cost by another \$400. A second idea/option is for members of the neighborhood to voluntarily remove the snow off the sidewalks along Ida and Military. This would save the Association another \$200 dollars per removal. As a special note, a wonderful neighbor who still remains anonymous, has cleared the snow after the last two snow falls. This has already saved us \$300. On another note, the CHOA renewed its right-of-way agreement with the City of Omaha

and requested reimbursement for the mowing of the common area outside the perimeter fence. This will provide the CHOA a reimbursement of about \$1,000 from the city for taking care of this area.

And lastly, last season, the fence company we contract for repairs advised us that the perimeter fence would most likely need to be replaced within the next couple of years. The current fence is the original fence and has had numerous repairs and parts replaced. The last repair completed (in summer 2016) cost the CHOA almost \$11,000. This was almost a 300% increase for like repairs made in 2010. Both labor and material costs have increased significantly in the seven years. We are currently pursuing proposals from other companies as well as researching the cost to completely replace the fence with either wood or synthetic material. We hope to have all the information available to discuss during the annual meeting in May 2017.

I will be presenting some options to the board for their consideration in the near future. However, if anyone has any ideas, please present them either via the CHOA phone line or email us. I would love to hear your ideas.

Respectfully,
Bob Pelletier
Grounds Maintenance



From the Treasurer

Thank you to all the homeowners that have paid their Homeowner’s Association dues/statements! All payments postmarked by February 15th were on time! For any payments postmarked February 16th and thereafter, will be assessed a 15% late fee on the balance owed. Also, any covenant violations that have not been paid and violation rectified, will have another annual penalty fee of \$100 added to the balance. As a reminder, effective 1/1/2014, the board changed covenant violation liens from a onetime \$75 fee to an annual \$100 fee. The board is legally bound with the duty to enforce the covenants and to enact policies to encourage enforcement. Once all the fees have been tabulated, new statements will be mailed. Please submit your payment to avoid further penalties.

Every homeowner is encouraged to come to the monthly Board meetings to be better informed of all

aspects of the neighborhood and the Association business. One of the topics of discussion this year, will be whether to increase annual dues in order to fulfill the needs of the neighborhood. The cost of maintaining landscaping, common ground, fences and legal fees have continued to increase throughout the years, therefore, discussion to increase annual dues is becoming a priority. Unfortunately, those who choose to ignore their bill and not pay their “fair share”, effects us all.

Collene Sabaliauskas - Treasurer

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.



Adopt-an-Island/Sidewalk



The following program is an idea to possibly save costs on our ground maintenance. We would like your thoughts and suggestions. This program is in the draft stage and has not been approved by the board yet



This program is designed to allow homeowners to take pride and ownership for the appearance and beautification of the Cherry Hills common areas in and around their homes. This program is intended to provide limited compensation to the homeowners for their efforts, while reducing contractor costs for the maintenance of these areas.



One of more homeowners can adopt-an-island or entrance



Homeowner(s) should coordinate efforts if adopting the same island/entrance.



Homeowner(s) adopting-an-island or entrance will be responsible for the watering, care of trees, shrubs, ornamental bushes, fertilization, weeding, and the general care of the island.



Homeowner(s) participating in this program must provide the CHOA board a point-of-contact or designated representative, if more than one homeowner is caring for an island or entrance.



Homeowners must obtain approval from the CHOA board prior to making any significant changes to the island structure or appearance. Requests for significant changes must be provided to the board in writing prior to the changes taking place.



If after adopting-an-island or entrance, the homeowner(s) decide they do not want to continue with the care of the islands/entrances, they must notify the CHOA board.

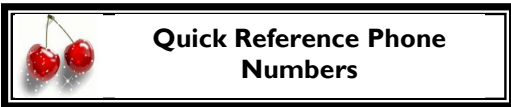


The CHOA board may credit the designated homeowner (one per island/entrance) for their next years HOA dues, if the upkeep of the island/entrance has met the boards approval throughout the full year.



The CHOA cannot reimburse the homeowner(s) for any expense occurred.





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 - 402444-5600
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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Board Meetings

Meetings are normally held on the first Tuesday of each month, but please watch our website. Time is from 6:30 PM to 8:45 PM at the Holiday Inn Express. Next one is Tuesday, April 4th, 2017.
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

SPECIAL THANKS TO

Holiday Inn Express for their discounted meeting space for the Home Owner's Board!

Remember Holiday Inn when you or 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.

Secretary's Notes

We only act on your comments and complaints. Please use our email address or phone line 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 at CherryHillsBoard@gmail.com. This newsletter was sent via email to those residents that have already signed up. If you signed up for email, and still received a paper copy, I apologize, please send me an email again.

Many residents have expressed a desire to pay dues online. We have researched this, and the association will incur additional fees to process online payments. We would like to have your feedback on this please.

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.

Annual Garage Sale!

The Cherry Hills Annual neighborhood garage sale is always the last weekend of May. It is officially set for May 25th, 26th, and 27th. Hours: 8am-5pm. The association will take care of advertising, please have your goods ready for sale!

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.

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 April 22, 2017. Location: Legends Back Parking Lot.
Time: 9am-2pm. See website for details!!