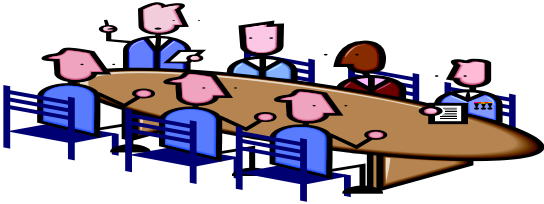




Cherry Hills Homeowner's Association 2017 Fall Newsletter

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 will have open board positions this spring. Please consider joining the team!

From the President

Greetings to our members and welcome to any new neighbors to Cherry Hills. We hope you enjoy your new homes and will become involved in our Cherry Hills HOA. There are many ways to become involved, such as joining the board or various committees, or volunteering for special projects.

Some folks may ask why we invest money and time to maintain entrances, islands, perimeter fences, signs and grounds? We do this because they are the first glimpse into our neighborhood and we want the first impression to be a positive one. We feel this will attract prospective new home owners and promote our community. If you are planning or have completed improvements on your property, your investment will be rewarded. We have many amenities close by as well as the Police Department and Fire Department, which are only blocks away.

It has been several years since our last dues increase. Due to rising costs for services and our commitment to maintaining the same level of services, the board has found it necessary to raise the annual dues to \$55.00 per year effective January 1, 2018. As your board, we will continue to procure quality services at the lowest cost.

I look forward to seeing many of you at our monthly board and annual members' meeting. Locations and dates are posted on the website at www.cherryhillsomaha.com.

Respectfully, Nestor M Feliciano – President

Grounds Maintenance

Our grounds committee has been working overtime this year. We have taken several actions to try to reduce association expenses. Most notable, we have asked for new bids from both our existing vendors, and dozens of new vendors. We are trying to get the best price to maintain the grounds. We have also tried to enlist home owners to help volunteer for grounds maintenance, and had no takers. The perimeter fence is now being maintained by Ron & Tom's repair, and they have been giving us excellent service. In the process, we did notice a lot of residents have trees/shrubs that are damaging the fence. Letters were sent to all fence line home owners. In the future, the board may elect to bill homeowners when their shrubs/trees damage the fence.

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.

Covenants

The covenants are in place to keep our neighborhood nice, and to ensure that homeowners keep their homes in presentable condition. While many people dislike covenants, all you have to do is look at nearby housing areas where covenants have expired, such as our neighbor to the West.

The homeowner's association does NOT police the neighborhood looking for violations. We act only on people who call in complaints.

There are several homes in the area that are currently in a state of disrepair, we are actively working to try to encourage the home owner to remedy this situation.

We have noticed that a few home owners see the \$100 annual penalty as a 'permission fee' to violate covenants. We will be addressing this situation in the near future.

Please help us keep the neighborhood looking nice.

Treasurer

Just a reminder that 2018 dues payments postmarked February 16th and thereafter are considered late and will be assessed a 15% late fee. For homeowners that have outstanding dues liens or covenant liens, will be assessed an annual fee of \$100.00. Once outstanding accounts are assessed, revised statements will be sent the end of February.



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!)

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, January 2nd. 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 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.

We do send newsletters via email, please contact us if interested at CherryHills-Board@gmail.com. This newsletter was sent via email to those residents that have already signed up. If you signed up for email, and did not get an email copy, I apologize, please send me an email again. Paper copies were sent to everyone this mailing because it was part of your dues.

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.

OCCP

Happy Holidays to all and best wishes to a New Year! With that being said, the colder weather is upon us and following are some Security Tips for keeping you safe.

- Keep ground level doors and windows locked
- Don't hide a key outside of front or back door
- Sign up for package notification services
- Use exterior lighting to illuminate house. Motion detection lights would be a great investment
- Use a timer on interior lights while you are away
- Stop mail and newspaper deliveries while you are away
- Keep car doors locked when parked outside and remove personal items
- Car Theft is easy when you car is warming up and your are inside
- Don't display Christmas tree and gifts in the front window so it's easily visible from the street
- When you go out for the evening, turn on lights and a television so the residence appears occupied
- Break down, turn inside out or cut up boxes of high-value items and place in trash recycle bin for pickup
- Contact Omaha Police Department NW Precinct Crime Prevention Specialist ~ Lauren Genier, 402-444-7867 with questions. Emergency 911 or Non-Emergency 402-444-5600.

OCCP NW Tri "C" Patrols the areas of Cherry Hills, Cherry Ridge and Crown Point. The concerns at this time are property theft from autos at the hotels in Cherry Hills and in the Cherry Ridge area that is located west of Cherry Hills. OCCP has contacted 911 twice over this past week about concerns that we have seen when patrolling. Also we have an average of 6 garage doors open after dark when patrolling. We will try to knock on your door to notify you. Residences have been receptive and said thanks for our support and closed garage doors immediately. Also watch out for individuals in the area that look suspicious. Again our cell phone is a great tool and can be used in a positive way. Take pictures and practice the "What if"... Another big concern is if you see a car without a license plate or parked on the wrong side of street, occupied or not and running. Collect information about the car as to how many occupants and description, color of vehicle, 2 or 4 door, make or style, any physical damage and direction of travel. Then call 911. The OPD needs our input in helping our area be safe. Individual(s) information start from the top and work down. Hair, face, clothing tops, bottoms and shoes. Suspects can easily change appearance, but normally do not change shoes. Also know where you are pertaining to address, street and cross street location. Again, your support in being the "Eyes & Ears" is appreciated.

THANKS everyone for your past support and Have a Merry Christmas & Happy New Year..... NW Tri "C" Patrol Captain, David Hansen