



## Cherry Hills Homeowner's Association 2019 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 this opportunity to welcome our new neighbors to Cherry Hills. We hope you enjoy your new homes and will become involved in our Cherry Hills' Homeowner Association. Why invest money and time to maintain entrances, islands, perimeter fence, signs and grounds? We do this because these are the gateways to our community in Cherry Hills. When folks drive by they see an attractive and well kept community not to mention when friends and relatives visit residents. It's a sense of pride. If you are planning or have completed improvements on your property, it is an investment. We have all the amenities close by Fire Department, Police Department, shopping, schools, hospitals and easy access to highways. In a nutshell, homes in our community are selling even in mid-winter.

The CHHOA Board exists for the sole purpose of serving you, the property owner, by maintaining the integrity of our community thereby maintaining our home values. We do this by enforcing our covenants equally to all members, without partiality. That is our pledge to you.

I look forward to seeing many of you at our annual members meeting, May 14th, 2019, 7:00 PM at St. Elizabeth Ann Seaton Parish Center.

Nestor 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 14, 2019. 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 16, 2019. No nominations will be taken at the May 14th 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.



## Covenant's Corner

The covenant's committee has been busy, trying to upkeep the enforcement of the covenants.

Often it may seem like resolution is not happening in cases of violations, but the process takes time. After you notify us of a violation, it may take several months for the process to be completed.

In severe cases of a covenant violation, the board has taken home owners to court to force compliance, and in every case so far, the board prevailed.

This is not always an enjoyable task, but one we are legally obligated to take on. Quite often people think we are 'picking on them', but we enforce all covenants fairly and equally.

We never police the neighborhood, all of our actions are based on neighbors calling in to report violations. If you see violations, please report them.

We have a variety of things we do to enforce the covenants. We always start with a friendly reminder letter, letting people know of the obligations of the covenants. We give ample time for residents to resolve the violation. If they refuse to comply, then we have no choice but to apply a lien.

Over the calendar year of 2018, we only had to apply 2 liens, so thanks to everyone for complying.

We do involve Omaha city code enforcement in many of our proceedings.

Please do your part to help keep our neighborhood looking nice.

### Want to join the team?

Please volunteer to be part of the board or just an assistant. If you are interested in serving our community, we have a need for helpers. Please assist us keep our covenants in force and our common areas looking nice.

You don't have to be full time, just one or two days a year can make a difference.

## Ground's Committee

The ground's committee is in charge of taking care of all of the common areas in the neighborhood, including the entrances.

We walk the fence line numerous times each year looking for damage or weak points. When we find them, we try to have them repaired within 30 days, but if we miss something, please feel free to contact us.

One thing we have noticed in walking the fence, is that several home owners have trees with branches that are beating against the fence. Please watch for this, and trim your trees. You could be held liable for damages for not trimming back trees, weeds, shrubs, et al.

Last year we transferred control of the snow removal to the city. This has saved us \$400 or more in snow removal fees per year. With the winter we had, it might have almost



doubled that. For complaints on snow removal, you must now contact the mayors office (back page).

Every other year we bid out contracts for mowing, fertilizing, and tree maintenance. We try to sign 2 year contracts to receive discounts on service. Our current vendors are as follows: Fence Repair: Tom & Ron's repair, Mowing: Big Red Mowing, Fertilizing: Heartland Lawns, and Tree Care: Mutchie Tree Service.

For 2019, we have a project plan in place to remove all of the juniper bushes from the entrances, and replace them with something more esthetically pleasing.

## Annual Garage Sale

After much feedback from the neighborhood, we will be moving the garage sale dates to after Memorial Day. Mark your calendars for Thursday June 6th, Friday June 7th and Saturday June 8th.

The annual sale attracts numerous bargain hunters to our neighborhood. Clean out your closets, garages and storage units. We will be adding signage to busy intersections outside the neighborhood. We will also be advertising the event in advance and during the days of the event. You can participate in any or all days. Let us know if you have any questions.

Sandi - Welcome Committee



## **From the Treasurer**

Hello Everyone,

If you don't know me, I'd like to introduce myself. I am Sandi Hansen, your new Treasurer of Cherry Hills. We are excited to bring many positive changes this year to save our association money.

We implemented online payments through PayPal and gathered many email addresses also. This has saved funds on envelopes, paper and postage by emailing statements and invoices. Thank you to all who voluntarily submitted your email address, you are much appreciated. To those who haven't and wish to be included in emailing, please send your email address to:

cherryhillsboard@Gmail.com.

Remember your emails are confidential and won't be used for ANY solicitation, nor will they be shared with anyone.

In addition, if you haven't paid your 2019 Annual Dues, please do so promptly. Since we are past the Feb. 15th deadline, your account has been assessed the 15% late fee. Any questions, please contact us.

To those that have paid your dues, thank you for your prompt payment. Many other associations list all non-paying addresses on their website, and we will be doing that soon, as well.

Thanks again, we are looking forward to a great year ahead.

Kind regards,

Sandi Hansen—Cherry Hills Treasurer

## **OCCP Omaha Coalition of Citizens Patrol**

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

With the weather finally looking like spring, even with the snow on the ground, burglaries will be on the rise. Suspicious vehicles roaming the area or individuals with hoodies tied close to the face are an indicator of ill intentions. This has happened several times over this past year in our area. Remember any vehicle in the area without a license plate either roaming or parked on the street can be turned into the police.

A safety precaution you can take at home is to install motion lights on the garage, porch and/or back deck. You can leave them on night and day. This could possibly send the intruders the other way. Some people simply turn their lights on at night. When they leave in the morning they turn them off, and they signal that they are away. Please install motion lights for safety. A popular option is the video doorbell such as Ring Pro. Easy to use, easy to set up and you know when someone is at your door or near your vehicle. You can answer the door while at work, when on vacation, or anywhere with your smart phone.

The OCCP, "Omaha Collation Citizens Patrol" are the eyes and ears of the police department. We cannot be everywhere at all times, so if you see something suspicious, do not hesitate to call 911. They will decide the urgency of the situation with the answers you provide. Please help us help 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. If you see something, take pictures, video, or even audio recordings. Always know how to use your cell phone quickly in an emergency.

The Northwest Precinct has a monthly PAC (Precinct Advisory Council) meeting every 2nd Tuesday from 6:PM – 7:PM. These dates are listed on the Cherry Hills Website. The meetings are located at the NW Police Precinct, 10245 Wiesman Drive. If you have never been there, it's located just Southwest of the Post Office or North of Fort on 103rd & Wiesman. Meetings are open to the public. Captain Marcia West and Lauren Genier (Crime Prevention Specialist), will go over the reports and activities from the previous month. It is always interesting to hear how the criminal mind works and you will also have the opportunity to voice your concerns.

If you are interested in knowing more information about OCCP or would like to ride along, call 402.669.7391. You are not obligated to join when riding along. This will allow us to discuss what we have learned about our surroundings on a daily basis. Hopefully, we can give you great safety tips to pass on to your family, kids and friends.

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



### Quick Reference Phone Numbers

Board Line	402-991-4002
MUD 24 Hour	402-554-7777
OPPD Street Lights	800-554-6773
NW Precinct	402-444-5600
Police Non Emergency	402-444-4877
Police Nuisance	402-444-5555
Mayor's Hotline	402-444-5555
Garbage Collection	402-444-5238
Poison Control	800-222-1222
Humane Society	402-444-7800
Great Plains Locator	402-334-8150

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### 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 and statements via email, however, we are required by by-laws to send the annual notice and nominations via postal mail.

Please contact us if interested at [CherryHillsBoard@gmail.com](mailto:CherryHillsBoard@gmail.com). This newsletter will be sent via email to those residents that have signed up. If you signed up for email, and still received a paper copy, I apologize, please send an email again. We've had a few transition errors moving to new accounting software.

Many residents have expressed a desire to pay dues online. We now allow payment at PayPal to our email address for all dues and fees.

### Lien Process

There is a yearly \$100 fee for active liens. This is an effort to collect a debt or correct a violation. If a resident ignores our efforts to enforce the covenants we are duty bound to enact policies to encourage compliance.

### 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 3rd, 2018. Everyone is welcome.

Watch [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**

### SPECIAL THANKS

Holiday Inn Express for 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 will receive a discount.

### If you 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.

### Selling your home?

Property owner on January 1st is responsible party for annual dues, HOWEVER, the Title Company will prorate this amount as part of closing.

### 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 25, 2019 from 9am-2pm. We will be at Legend's back parking Lot. Bring all of your old furniture and trash. Once again, we are a drop off point for scrap metal. <https://wasteline.org/general-information/spring-cleanup/>

### Phone Numbers

Please keep the board updated with your current phone and email address. Thank you in advance for your assistance and cooperation in this task.

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.