



Cherry Hills Homeowner's Association 2020 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 3 open board positions. Please nominate your choice for board member.



From the President

On behalf of the Board of Directors, I would like to extend a warm welcome to our new property owners. We do our best to maintain our community and enforce our covenants equally and fairly to everyone. Our geographical locale is highly desirable and as a result, our homes sell very quickly. We are also blessed to have many amenities close by – Fire Department, Police Department, Schools, shopping, etc. We have elections for the board of directors coming up in May. Three board positions will be open. More information to follow. Get involved!!

We have an issue that we want to address at our annual meeting scheduled for May 11, 2020. Our community is made up of three phases – Phase 1 covenants (due to expire April 17, 2021) and Phases 2 & 3 (enforced in perpetuity (for a lifetime). We want to amend Phase 1 covenants to conform with Phase 2 & 3.

I look forward to seeing many of you at our annual members meeting, May 11th, 2020, 7:00 PM at St. Elizabeth Ann Seaton Parish Center.

Respectfully,
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 three positions to fill at the annual meeting to be held on May 11, 2020. All 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, 2020. 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 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 2019, 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 in keeping 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.

In 2018 we transferred control of the snow removal to the city. This has saved us \$400 or more in snow removal fees per year. For complaints on snow removal, you must now contact the mayors office.



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.

In 2019, we have completed our project to remove all of the juniper bushes from the entrances. We replaced them with more esthetically pleasing plants. All of this was performed by Yard Market and has a 1 year warranty.

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 4th, Friday June 5th, and Saturday June 6th.

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

Greetings from your CherryHills Treasurer.

To those that have paid your 2020 Annual dues, we thank you. We still have 67 Homeowners that have not paid. We have 7 Homeowners that have not paid for two years and 8 homeowners with liens on their homes for nonpayment. We have started proceedings for foreclosure on a lien for one home owner. It is important you get your dues taken care of as we will take action. It's only fair to those residents that pay their dues timely.

You talked and we listened-some of you have made suggestions to the invoices/statements and we will be implementing them soon. It's also time that you send any updated email addresses for billing purposes. We

save YOU lots of \$\$ on stamps, envelopes and paper. Those email addresses can be sent to cherryhillsboard@gmail.com along with any questions.

Statements have been going out every month, so it's important for you to know that I pick up checks once a week and they are normally deposited the Monday or Tuesday following. It's possible that those statements may cross in the Mail. If you are inquiring, please be patient. My position is volunteer and I work a 45+ hour week and more besides this volunteer position.

Thanking you neighbors and may your family and friends be safe in this time of crisis.

Your Cherry Hills Treasurer,
Sandi Hansen

OCCP Omaha Coalition of Citizens Patrol

Please be aware of suspicious vehicles roaming the area or individuals that you do not recognize. Vehicles without license plates and/or parked on public property is not a good indication. If you see a vehicle without a license plate and parked on public property, the OPD ask that you contact 911. Let them know that a "Suspicious Vehicle" is in the area with no license plates. Provide a description and location. Sixteen vehicles were towed away without license plates in our patrol area in 2019.

Recording Serial #'s Please remember to record the serial number of any new purchases should a theft ever occur, or take pictures for your records. For property recovery, "the victims of a burglary that have recorded your serial numbers and reported to OPD can cross-check if the thieves pawned the valuables."

Serial #'s Entered In National Database Using serial numbers of stolen goods, Omaha Police enters the information into a pawn program called LeadsOnline.com, described as the nation's largest online database "used by law enforcement to recover stolen property" and solve crimes. If your stolen items are recovered you have a good chance of getting them back.

Bookmark Website Sites to keep informed on activity in our Area

To keep tabs of the latest crime throughout Omaha, please refer to crimemapping.com, a partnering agency site where Omaha Police Department crime reports are automatically sent on a daily basis. Enter your zip code and find your area. Also visit Douglas County site omahasheriff.org/crimes-and-prevention/crime-map for updates on activity. Use the Omaha Mayors web site www.OmahaHotline.com to report any concern and/or see what reports have been submitted in our area or Omaha. Open the app and click on guest, then click on a subject matter, Vehicle/Parking Reports, then click on the upper right corner to see map location of reports, zoom in to our area for more detailed information and click on report.

Report, Share, Communicate

While the Omaha Police Department has seen an increase of some crime and/or suspicious activity reported within our patrol area. Please keep an open line of communication. Report, Share & Communicate – Also become a member of Nextdoor as this is a great tool for letting our neighbors know when something is happening. Sharing you information may help us solve a crime. Several households have security cameras or Ring Video Doorbell in the area. Working together as a neighborhood may help keep our area safer and catch the unwanted in the act.

"PAC Meeting" Precinct Advisory Council Meeting

PAC Meetings are 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, (North of Fort on 103rd & Wiesman). Meetings are open to the public and Captain Laurie Scott will report on activities from the previous month. It is always interesting to hear how the criminal mind works.

Omaha Coalition of Citizens Patrol "OCCP" for Cherry Hills, Cherry Ridge and Crown Point ~ we are the "eyes & ears" for the Omaha Police Dept and our neighborhood. Should you have questions or concerns, please stop us when we are patrolling or contact me with a private message through NextDoor or visit Cherry Hills Home Owners Association web site for additional contact information.

THANKS everyone and Enjoy Spring ~ OCCP NW Tri "C" Patrol Leader, a Member of Nextdoor



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. 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 7th, 2020. Everyone is welcome.

Watch 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.

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

Please mark your calendars for the annual Cherry Hills Spring Cleanup! The date is Saturday, May 9th from 9 a.m. to 2 p.m. It will be held in the same location as in the past—Legend's back parking lot (6910 N. 102nd Ave.). We will be collecting scrap metal at this site. **Cherry Hills will NOT be collecting the following:**

Rocks & concrete: take to Heimes - 9144 S 147th St (not open on the weekends)

Hazardous liquids/material (oil, pesticides, etc.): take to UnderTheSink - 4001 S 120th St See their site for specific drop off times and rules.

Major appliances (washers, dryers, fridges, water heaters, etc.): take to designated appliance site (microwaves not included)

Tires & lead-acid batteries: take to designated tire site and lead-acid battery site

Yardwaste: take to designated yardwaste site

For more information: <https://wasteline.org/general-information/spring-cleanup/>