



**Cherry Hills Homeowner's Association
2020 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

Greetings,

On behalf of the CHHOA 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. Recently, several homes in Cherry Hills sold for several thousand over asking price. That's a testament to our community and the value of having an active HOA.



Something very important that you should all be made aware of. Cherry Hills community is divided in three Phases – Phase 1, 2 and 3. Phase 1 covenants are due to expire on 4/17/21. The covenants will stay in effect for Phase 2 and 3 in perpetuity (do not expire). It takes 75% of the 215 lot owners in Phase 1 to amend the covenants so the expiration date of 4/17/21 can be changed to “in perpetuity” (same as Phase 2 and 3 covenants). After that date, it would require 100% of all lot owners in Phase 1 to reinstate. The Board of Directors is urging the Phase 1 homeowners to submit their ballot now showing that you are in favor of changing the expiration date of the covenants to be in accordance with Phase 2 and 3. Note: The Cherry Hills Home Owner Association will still continue to maintain our perimeter fence, entrances, signs and circles. Dues will still be applicable from all homeowners in Phase 1, 2 and 3.

We did not hold our 2020 Annual Members' Meeting and elections in May due to COVID19 lockdown and restrictions. The board voted unanimously to allow the Board of Directors' members whose terms were expiring to remain in their position until restrictions allow for safe meeting and elections. In 2021, if COVID continues to be an issue, we may experience continuing restrictions.

We may have to take similar action as in 2020 until this challenging time is beyond us. The plan is to have an active and accountable HOA to be able to serve our members. We continue to have monthly Board of Directors' meetings via Zoom and alternative spots for meeting (as restrictions permit). We continue to respond to complaints and concerns of members as well as enforcing the covenants.

Respectfully,
Nestor M Feliciano



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.

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 up-keep 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 tak-

en 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 al-

ways 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 2020, we only had to apply 1 lien, 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.

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. The fence line is formally inspected two times each year looking for damage or weak points. The goal is to have the fence repaired within 30 days, however, if major repair is required the response time is dependent upon the contractor's schedule. As always, please report damage or needed repairs to the Cherry Hills hotline as damage often-times occurs between inspections.

When walking the fence line for inspections, weed control and litter pick-up, the grounds chairperson has noticed a few home owners who have trees with branches that are beating against or resting on 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.

Every few years the grounds committee bids out contracts for mowing, fertilizing, and tree maintenance. The association signs multiyear contracts in order 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. As a reminder, responsibility for snow removal has been transferred to the city. This has saved the association several hundred dollars in snow removal fees per year. For complaints on snow removal, you must now contact the mayor's hotline.

In 2020, the Grounds Committee completed the following projects:

- Several yards of mulch was added to the landscaped entrances.
- Weed and stump removal was conducted on the inner islands
- Mold/mildew on the Cherry Hills concrete signage at the 103rd and

105th Ida entrances was removed

- Eighteen gallons of weed control was sprayed along the fence lines and entrances
- All trees were trimmed along the entrances
- The Ida street parkway between 103rd and 105th street was cleared and mulch was added around the park bench
- Litter control was conducted along the fence line and entrances numerous times this year.

Thank you to all our volunteers who assisted in the following ways this year: 105th street entrance litter control and hosta planting; neighborhood fall clean-up day; and, periodic litter control. Your help is much appreciated this year. If interested in helping out in the future, please contact the hotline.



From the Treasurer

Let's Talk Money.....

Your 2021 dues invoices are in the mail. Prompt payment is always appreciated. Remember you can send payment snail mail or pay via: Paypal. Look for instructions on your invoice. Payments need to be postmarked by Feb. 15th or will be assessed a late fee.

We are still chasing HOA payments and late fees on 24 homeowners for 2020. We will continue to do so. It is only fair to those that pay and pay on time.

Statements will go out monthly and it is important you know that I pick up checks weekly for deposits. Be patient as my position is volunteer and I do my best to get

everything deposited timely.

If you would like to receive your statements or invoices via email, make sure you send us your email addresses and we will add it to our software for invoicing. It saves us time, postage, and envelopes.

I would also like to take this time to thank our Board Members for the support throughout the year.

Wishing you a most joyous, Happy Holiday Season and a Happy, healthy New Year!

Your Cherry Hills Treasurer,
Sandi Hansen

OCCP Omaha Coalition of Citizens Patrol

OCCP NW Tri "C" Citizens Patrol was able to purchase a new Dash Cam for use while we patrol. This is thanks to the support of area businesses, residences, and Omaha Police Officers Association. Should we ever encounter a situation where video needs to be shared with authorities, we now can provide. Early in November, we did witness an accident. Video was provided to all parties involved. The video should provide enough evidence as to whom was at fault.

OCCP is a nonprofit organization. All donations are tax deductible. Should any business or individuals wish to donate please contact me.

Through November, OCCP has Patrolled 561 miles. This was 55 hours of driving and an additional 41 hours walking patrol. These hours are from the volunteer effort of six members located in our neighborhoods.

Please keep your vehicles locked and remove any valuables to deter the criminals from breaking-in to your vehicle. If your vehicle is stolen, or broken-in to, please contact Law Enforcement immediately. Without record of the crime, there is no way to quantify the amount of police that needs to be present in our neighborhoods.

Holiday Shopping season is here. Please consider other alternates for delivery besides your residence. Package on the porch could be gone before you arrive home!

NEXTDOOR ~ A lot of individuals communicate on Nextdoor. Please consider when you post something that you are only posting in Cherry Hills Neighborhood or surrounding neighborhoods and not "All Neighborhoods". We see a lot of comments from outside of our area that are not accurate. Also, some of that information could be read differently by others outside of Cherry Hills. For instance, if you comment about a package being delivered incorrectly, be wary of how much information you offer. Some individuals could arrive and claim the package. Who is going to question or check their ID. Please be safe.

If you are interested to know more about OCCP send a text to 402-669-7391 or contact me through NextDoor or Cherry Hills Homeowners Association. Hopefully what we discuss you can pass along to your family and friends.

Have a Merry Christmas and Happy New Year... OCCP NW Tri "C" Patrol Leader ~ David Hansen C402.669.7391



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

Annual Garage Sale

The Annual Garage sale will take place on Thurs, Fri-Sat. June 3rd, 4th and 5th Covid permitting.

The annual sale attracts many bargain hunters to our neighborhood.

Mark your calendars and get to cleaning.

We will provide signage at busy Intersections outside the neighborhood and Cherry Hills entrances.

We will be advertising the event in advance.

Watch Nextdoor for any updates.

Or send us your email address, we will send notification to any email address we have.



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 5th, 2021. 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 at least 24 hours before meeting.

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

Secretary's Notes

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 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.

Lien Process for 2021

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. For 2021 we do plan to file more foreclosures to force compliance of rules.

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.

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.

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.

SPRING CLEANUP



For 2020, the spring cleanup was cancelled due to the pandemic. There was also a potential 2020 fall cleanup, but that too was cancelled due to the pandemic.

We hope to try to get one or two lined up for 2021, but obviously, our hands are tied with the covid pandemic. We will have one as soon as we are permitted to have another spring cleanup.