



Cherry Hills Homeowner's Association 2022 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

Greetings members and new property owners. We're excited about what's happening in our community. As you know, properties in Cherry Hills are well maintained. Residents realize the great value of these properties and what a wonderful community it is to live in.

We have many amenities nearby; schools, churches, Fire Department, Police Department, grocery stores, shopping malls and major highways. They are all a short drive away.

Right now, property prices are at an all time high. The homes in Cherry Hills are selling over asking price, most selling in a few days.

Having an active HOA and a responsive board of directors contributes to this. Our board, along with volunteers, have taken on several projects, saving our members thousands of dollars.

The Covenants were installed by the developer to protect the rights and property values of all the members, not just a few.

I invite you to become involved in this process by volunteering on these projects when announced by the board. Consider running for the Board of Directors. It's time consuming, but very rewarding.

I look forward to seeing many of you at our annual member's meeting, May 9th, 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 two positions to fill at the annual meeting to be held on May 9, 2022. 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, 2022. No nominations will be taken at the May 9th 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 update the board with your current phone number and email address!
- 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

2021 has had a lot of issues with trash and over grown weeds. Please remember, the purpose of the covenants is to keep up the value of the neighborhood!

When prospective buyers come to the neighborhood, and see overgrown laws, trash on lawns, and rusty cars on 3 wheels, that depresses property values.

There are a number of people that recycle, and we love that you do. Please just keep your recycled materials 'out of view from the street'.

Solar Panels:

This winter has brought solar power to the fore-front. There are currently at least 2 companies trying to sell solar in our neighborhood. Unfortunately, at this time, solar panels are forbidden in the covenants. The covenants were written at a time where solar panels were bulky, cumbersome and an eye-sore.

The board does recognize that this is the future, and we do recognize that these newer solar panels are very sleek and attractive. We thought that the change in design

might allow an exemption. Several board members would like to see this done, however; the opinion of the board members is not relevant to this process. The covenants clearly deny solar panels, and the only way to change that is to have homeowners sign an amendment to the covenants.

Sheds, Pools, and Signs:

In 2021, the board was interested in finding out what the residents wanted for the future of covenants. There was a lot of interest in adding sheds, bigger pools, and allowing signs related to church and/or school. Several members of the board were interested in sheds for their personal use. The board did a survey on this in 2021, and there was less than 50% response. We need 75% support to make these changes. Of that 50%, only 1/2 were in favor of any of the above changes. This means that as of that time, we had about 25% of homeowners in support of making changes. We only had 1/3 of what we needed to make changes.

Solar panels, sheds, pools, are not dead issues, but we do need 75% of homeowners to sign the amendment to make changes. The board cannot make changes without your signature.

Trash Cans:

These new trash cans have been a burden for home owners. We wanted to thank everyone for the efforts they have made to comply with the covenants. We know these bulky cans have not been easy to keep within the guidelines

Phase 1 extension:

There still seems to be a little bit of confusion about the 'Phase 1' covenants. We have had several questions about this over the last year. In short: Our subdivision is broken up into 3 phases, numbered 1, 2 and 3. The first phase was written in such a way that the covenants expired in 2021, but the dues did not. In April of 2021, we did have 80% of the Phase 1 homeowners sign an amendment to Phase 1. This amended the covenant expiration date to be 'into perpetuity' (basically as long as you own a lot). Phase 2 and 3 were not affected by this change.

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.

Annual Garage Sale News

Our 2022 Annual Cherry Hills Garage sale will be held Thursday, June 2nd thru Saturday, June 4th.

We will be doing extensive advertising and will be placing signs in many busy intersections.

Watch Next Door for any updates and get to cleaning out those basements, garages and Household goods!

OCCP ~ "Omaha Coalition of Citizens Patrol

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

OCCP NW Tri "C" has a lot going on in the neighborhood and Omaha in general. We work with Omaha Police Department, Douglas County Sheriff, Mayor's Office and many other organizations in keeping crime to a minimum. You may not see "US", but we are looking out for the good of all.

In 2021 the Omaha Coalition of Citizens Patrol as a group voluntary donated patrol hours exceeding \$122,000.00. That included

18 groups throughout Omaha, 3,839 hours while driving 34,213 miles and another 456 miles with our walking patrol.

At the entrances to Cherry Hills, you will see OCCP (blue/white) logo signs. We hope the unwanted will see these signs and turn around and leave. OCCP motto, "Together, We Do Make a Difference". This goes for the neighborhood as well in working together in keeping our area a safe place for all.

Be Safe...



From the Treasurer

Happy 2022 from your Cherry Hill's Treasurer-

Great News! Along with my thrifty Board of Directors and volunteers from our neighborhood, our Budget and funds look greater than ever. We are representing you, our neighbors and I think we are doing it extremely well.

You can follow our minutes and reports on our website to get caught up on all the latest numbers.

To date, we currently have 63 homeowners that have Not paid their current 2022 dues. Please, please, get those payments in -it's critical, as it is our operating funds!

We just placed 7 additional liens on properties owing

dues for two years and we have foreclosures on liens in process with our attorney on 4 homeowners. We all pay dues, and they should too!

Since we have had a remarkable number of homes sold in the neighborhood, we are needing to update email address(es) and phone numbers in our database. Kindly send that information to: cherryhillsboard@gmail.com No emails or phone numbers will be shared- we assure you.

Wishing you and yours a Covid free world very soon!

Sandi Hansen

Cherry Hill's Treasurer

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.

While walking the fence line for inspections, doing weed control or litter pick-up it has been noted that a few home owners have trees with branches that are rubbing against or resting on the fence. Please watch for this event, and trim your trees. You could be held liable for damages for not trimming back trees, weeds or shrubs. If tree branches are needed to be cut back, trimmed limbs will be placed in the owner's yard.

Every few years the grounds committee bids out contracts for mowing, fertilizing, and tree maintenance. The association signs multi-year 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 hundreds of dollars in snow removal fees per year. For complaints on snow removal, you must now contact the mayor's hotline.

In 2021, the Grounds Committee completed the following projects: Approximately \$1250 worth of plant material, 230 bags of mulch and landscaping supplies were purchased in order to refurbish three inner islands in the Cherry Hills neighborhood and to enhance some of the beds at the entrances. Board members volunteered their own time and effort towards the purchasing, hauling, planting and instillation of this material at the inner islands and entrances in order to save the association the costs of labor and increased costs of purchasing the materials from a landscaping company. This alone, saved the association approximately \$2700. Other projects included: After repeated pleas from the Cherry Hills Homeowners Association Board, the city of Omaha cut down and removed the dead trees from the Ida street parkway between 103rd and 105th; Once again, in order to save the homeowners association money, weed clearing was conducted by Cherry Hills Board members along the same Ida street parkway tree line; Extensive fence repair in excess of \$10,000 was conducted along the entirety of the perimeter fence line due to the high winds experienced throughout the year; And, finally, litter control was conducted along the fence line and entrances numerous times in order to keep the neighborhood perimeter and entrances looking good.

Due to the age of the perimeter fence (some sections are 30 years old), a study is being conducted and bids are being gathered to help determine if fence replacement will ultimately save the Cherry Hills Association money in the long run. More information about this decision will be available at the Annual Neighborhood meeting in May.

Thank you to all our volunteers who assisted in the following ways this past year: 105th street entrance litter control and planting Hostas and periodic litter control. Your help, as always is much appreciated.





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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P.O. Box 641803
Omaha, Nebraska 68164-7803

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, May 2nd, 2022. 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

Spring cleanup is coming to Cherry Hills once again this year! Our date has been assigned as April 30th! Collection will run from 9:00 AM to 2:00. **We do need volunteers!** We will be asking for annual meeting proxies at that time as well.

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/>