



**Cherry Hills Homeowner's Association  
2022 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 Everyone,

I would like to extend a warm welcome to our new residents

on behalf of the entire CHHOA Board. Our board members serve for three-year terms. If your heart is in it, and you would like to serve our community, run for the board.

Our home values are up; in fact, many of our homes have sold for thousands above asking price. Our homes are well maintained, and our community is quite safe. Residents feel safe walking our streets, jogging, pushing a stroller or walking their pets.

Please feel free to join us at our monthly board meeting and annual members' meeting. For meeting dates, please refer to our website at [www.cherryhillsomaha.com](http://www.cherryhillsomaha.com).

Respectfully,

Nestor Feliciano-President

Secretary's Corner

Greetings everyone! Our current website was a free Google website built more than 10 years ago. It's limited in size and function.

We have had a homeowner graciously volunteer to donate their time and build us a more professional website. If you have suggestions or ideas please feel free to give us suggestions.

We are also looking at Venmo as a payment option for dues.

Please keep us updated with your current phone number and email address so we can get in touch if we need to.



**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.
- There has been a lot of theft in the neighborhood. Please try to keep your eyes open, and call 911 immediately if you see something!



## 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 2022, 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.

## Grounds Committee

One of the main responsibilities of the Cherry Hills H.O.A. is the care and maintenance of the perimeter fence and common areas. This past spring the Board announced plans to replace the perimeter fence. The rationale for the fence replacement as well as the estimated costs (three separate bids) to complete the replacement was shared via a newsletter as well as at the annual meeting in May. The H.O.A. Board of Directors chose the least expensive bid from Tom & Ron's Repair. It was determined that a split assessment over 2022 and 2023 to cover the cost of the fence was the most favorable option so as to lessen the financial burden to the Cherry Hills homeowners.

Phase 1 of the fence replacement was completed this fall along the Cherry Hills Business Park and Ida



street corridor. The total cost for Phase 1 was \$81,851. Phase 2 will be completed by the spring of '23 along the Military street corridor. The total cost for Phase 2 will be approximately \$75,000. If you have not had the opportunity to view the new fence, please take time to drive or walk along Ida street. Not only does the new fence contribute to the beauty and safety of the Cherry Hills neighborhood but it will also greatly reduce the costs that were associated with the care and maintenance of old fence.

In addition to the major project of the fence replacement, the Board continued to care for the entranc-

es and inner island landscaping. Litter and weed control were conducted weekly in the commons areas and the annual neighborhood fall cleanup took place on October 22nd. Thanks to the members of the Board and to the neighborhood volunteers, extensive tree and shrub trimming was completed and new plant material worth approximately \$470 was purchased from the Yard Market and planted at the various entrances to the neighborhood.

Thank you Cherry Hills homeowners for your cooperation in paying the special assessment for the fence replacement and for volunteering to help keep our common areas looking good!



## From the Treasurer

Hello and Happy Holidays –

We have a beautiful new fence and thanks to those paying residents we didn't bust our budget!

Last week we filed 41 liens on non-payers of dues and fence assessments and will follow up shortly with foreclosure on liens. Everyone in this neighborhood has an obligation to pay. We rely on your funds to keep this neighborhood looking beautiful with mowing, trimming and general maintenance. That is exactly why the housing is so desirable in our community and houses sell in days.

You can always follow our budgets, monthly ac-

counting reports and minutes to get caught up with our exact numbers on our website.

If you haven't sent any updated email information, please do so by emailing: [cherryhillsboard@gmail.com](mailto:cherryhillsboard@gmail.com) We save tons of dollars in postage and paper by emailing invoices and statements.

Finally, let's embrace this Almost Covid free world and enjoy this Holiday Season with friends and family.

Best Wishes,

Sandi Hansen

Cherry Hills Treasurer

**See latest fence updates:** <https://cherryhillsomaha.com/home/fence-faq.html>

### OCCP Omaha Coalition of Citizens Patrol

The new Captain at the Northwest Precinct is Laurie Scott. She has over 25 years with the OPD in various positions. Please welcome her when you attend one of the "PAC", Precinct Advisory Committee meeting which are the second Tuesday of each month. (NOTE: Meetings are on hold until further notice, 04/20/2020). This meeting is open to the public and a chance to discuss your concerns. Captain Marcia West was promoted as the Captain at the New West Precinct that was recently built in Elkhorn.

With the COVID-19 Crisis going I hope everyone is following precautions and doing their part in distancing and following guidelines to keep themselves and others safe. With your help we can get back to our normal way of life sooner than later.

With a lot of family's home we see a lot more walkers. This brings back memories of years ago. Family's together walking, riding bicycles, walking dogs or pushing strollers. A "Thank You" to the family in the neighborhood that carries a trash bag when walking and picks up litter. You are noticed and appreciate the effort in keeping the neighborhood nice. Also the dog walkers that pickup after their dogs. Again, Thanks!

OCCP has been busy patrolling the area which includes Cherry Hills, Cherry Ridge which is located west of 108th and Ida Street and Crown Point from 108th & Military Road south to Fort Street and over to I-680. Most concerns continue to be garage doors open after 10:PM, vehicles without license or illegally parked cars. Our area has our share of vandalism and vehicles ransacked or stolen lately. Please keep valuables out of your car and doors locked. As previously suggested, "Beep before you Sleep". Lock your cars before heading to bed. Also take the time to install motion lights on your garage and porch. Use LED lights. OCCP NW Tri "C" Citizens Patrol has contacted 911 six times since the first of the year. Our motto, "Yes, Together We Do Make a Difference". You may not always see us, but we are patrolling in trying to keep our neighborhood safer. For more information about OCCP please contact the Cherryhills Board and they will forward your information.

Please visit [www.OmahaHotline.com](http://www.OmahaHotline.com) to see what is happening in our area for reports of Pot Holes, Animal Control, Graffiti, Litter/Waste/Recycling, Parks/Trees/Weeds, Road/Sign/Signal, and Vehicle/Parking. You never need to give your name or address. You can look up any report and you might see a report on your street. Also visit [www.crimemapping.com/map/agency/271](http://www.crimemapping.com/map/agency/271) to see reports from the Omaha Police Department.

Spring is here so be Safe, Enjoy the nicer weather and keep an eye out for you and your neighbors....



### 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 for 2023 is likely to be the weekend after memorial day.

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 8:00 PM at the Holiday Inn Express. Next one is Tuesday, January 3rd, 2023. 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 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.

### Lien Process for 2022

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.

### 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

The Spring Cleanup program is a joint effort between the City of Omaha and participating neighborhood or homeowner associations. The annual free event provides Omaha residents with the opportunity to recycle or dispose of large or bulky items that are not accepted through curbside waste or recycling services (such as old furniture, appliances, tires, and mattresses). Appliances, tires and yard waste are not accepted at the Cherry Hills location. Other locations are designated for these items. Spring Cleanup is open to all City of Omaha households. Residents do not have to be a member of a neighborhood/homeowner association to participate. Only residential/household items are accepted (commercial waste is prohibited). Visit the City of Omaha's "Wasteline" website to learn more about the annual Omaha Spring Cleanup Event. The 2023 Spring Clean up dates have not, yet, been published. In the past, the Saturdays chosen for this event have begun in the latter part of April and run through the month of May.

