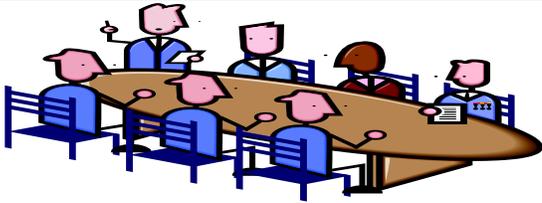




## Cherry Hills Homeowner's Association 2018 Spring Newsletter

P.O. Box 641803 - Omaha, NE 68164-7803  
Volunteers working to build our community and retain value.

Visit Our Website  
[CherryHillsOmaha.com](http://CherryHillsOmaha.com)  
Contact us:  
402-991-4002  
[CherryHillsBoard@gmail.com](mailto: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 the opportunity to welcome our new neighbors to Cherry Hills. The Board hopes that you will become involved in CHHOA. We take pride in enforcing the covenants and the upkeep of our neighborhood. We believe that this is the only way to maintain a quality community and a place you can take pride in calling home. As your Board, our commitment to you is to provide a first-class neighborhood and keep our dues as low as possible. We look forward to seeing many of you at our Board and Annual Meetings. Locations and dates are posted on the website [www.cherryhillsomaha.com](http://www.cherryhillsomaha.com).

Respectfully,  
Nestor M Feliciano – CHOA  
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, 2018. 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, 2018. 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.

### SPEED LIMIT!

Speed Limit is 25 MPH in residential areas. There are a lot of youngsters and pets out there playing. Please do your part and obey the traffic rules.

## Covenant's Corner

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

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 2017, we only had to apply 1 lien, so thanks to everyone for complying!

There was one situation where we had to involve the city code enforcement to get residents to comply with reasonable standards of housing.

Often it may seem like movement is not happening in cases of violation, but the process takes time. After you notify us

of a violation, it may take several months for the process to complete.

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

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

### Want to join the team?

Please volunteer to be part of the board! If you are interested in serving our community, please consider running for the board. Please help 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!



### Grounds Report

Do you have anyone in your family who needs community service time for a resume, school, or organization? We are always looking for some help conducting weeding, watering, pruning and trash pick-up of the neighborhood's 10 entrances/islands every two weeks. Once the weather warms up and the shrubbery starts to bloom, we will begin and normally conduct this work every two weeks. The average time it takes to work all 10 areas is 3 hours. This project not only helps keep our community esthetically beautiful, but helps reduce the expense to homeowners for contracting this work. If you or anyone in your family is interested, please contact the CHHOA board via the website or phone hotline to let us know.

We are also still looking for neighbors to Adopt-An-Island/Entrance. This is a program we initiated last year to allow homeowners to get involved, have pride in a well cared for community, and possibly elimi-

nate one of our current contracts. We did have one wonderful homeowner volunteer to start caring for the entrance area at 103rd and Military. We hope and invite anyone else who may be interested in showcasing their horticultural skills to contact us and let us know which area you want to care for.

We completed this calendar year by renewing all four of our contracts. The board sent requests for bids to over 30 Omaha companies. After meeting with several companies and reviewing their bids, we were successful in either reducing the previous contract costs or at least not incurring a price increase. In addition, we were able to negotiate a three year contract for all four contracts. This will prove to be a cost saver as consumer prices continue to increase.

The perimeter fence is over 20 years old and starting to show severe wear and

ageing. In an effort to prolong the fence life and keep the repair costs down, we ask all homeowners' who have a part of the perimeter fence on it, to take the time this spring to prune or cut shrubs, tree branches or weeds away from the fence. These items cause moisture to collect on the fence, or worse, damage due to severe winds, and shortens the life span of the fence. This past fall, we hand delivered notices to several homeowners who have allowed trees, shrubs and weeds to accumulate along the perimeter fence. If a part of the fence has to be repaired or replaced due to the homeowners neglect, we are authorized to bill the homeowner for the repairs as well as the landscaping work required. So please take the time this Spring to clear your areas and give the fence at least a foot to breath.

Respectfully,  
Bob Pelletier  
CHHOA Grnds Mtnc Dir.



### From the Treasurer

First and foremost, I would like to say “Thank You” to those Homeowners who paid their dues (\$55.00) and or balances by the extended due date of March 15th. As most of you are aware, due to a mailing error of our invoices, we extended the due date to March 15, 2018. **Anyone who did not receive their invoice, please contact me as soon as possible.** Balances beyond the due date, will be assessed a 15% late fee.

Also, Homeowners with Covenant Violation Liens, which have not been corrected, will be assessed the annual fee of \$100.00. Of course, once the violation has been corrected and your Association account balance is paid in full, the property lien is then released. The \$100.00 annual fee also applies to those Home-

owners with Non-payment of Dues Liens as well.

**To avoid further fees and large balances, I would encourage those who are receiving a second statement, with current fees assessed, to please consider submitting your payment(s) to close your outstanding account balance as soon as possible. If you have any questions or concerns about your account, please do not hesitate to contact me.**

**AND**, in case you missed it - as mentioned in the last Spring Newsletter, increasing our dues was becoming more apparent and necessary due to the rising cost of maintaining our Association (our Neighborhood). After careful consideration and recommendation, the Board voted unanimously to increase dues from \$45.00 to \$55.00, effective 2018.

Best regards, Collene Sabaliauskas

Update from David Hansen, Patrol Leader, **NW Tri “C” Omaha Coalition of Citizens Patrol** for Cherry Hills

Spring is finally here and with the nicer weather, extracurricular activity more than likely will increase.

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. 134 vehicles were towed away without license plates in January of this year.

Recording Serial #'s In terms of property recovery, “I hope the burglary victims recorded serial numbers, so 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. Also visit Douglas County site [omahasheriff.org/crimes-and-prevention/crime-map](http://omahasheriff.org/crimes-and-prevention/crime-map) for updates on activity.

Report, Share, Communicate

While the Omaha Police Department has not presently seen a trend of increased crime and/or suspicious activity reported within our neighborhood, one thing is certain. Keep open lines 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.

Door-to Door Solicitation Remember that these firms require a Peddler Permit and can operate until 6:PM at night. They also require their permit to be visible. Be cautious when answering the door and letting anyone into your home.

“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 and the Post Office or (North of Fort on 103rd & Wiesman). Meetings are open to the public and Captain Marcia West goes over the reports and activities from the previous month. It is always interesting to hear how the criminal mind works.

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



### Quick Reference Phone Numbers

Board Line - 402-991-4002  
 MUD 24 hour Emergency - 402-554-7777  
 OPPD Street Light - 800-554-6773  
 POLICE:  
 Northwest Precinct: 8 to 5 - 402444-5600  
 Non-Emergency - 402-444-4877  
 Nuisance 402-444-3955  
 Mayor's Hotline - 402-444-5555  
 Garbage Collection - 402-444-5238  
 Poison Control Center - 800-222-1222  
 Nebraska Humane Society - 402-444-7800  
 Great Plains Locator Service - 402-334-8150  
 (Call before you DIG!)

Cherry Hills Home Owner's Association  
 P.O. Box 641803  
 Omaha, Nebraska 68164-7803

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### 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.

Always check [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 TO

Holiday Inn Express for their 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 do receive a discount.

### What do I do if I 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.

### 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.

In the future, we will be sending newsletters via email, please contact us if interested at [CherryHillsBoard@gmail.com](mailto:CherryHillsBoard@gmail.com). This newsletter was sent via email to those residents that have already signed up. If you signed up for email, and still received a paper copy, I apologize, please send me an email again.

Many residents have expressed a desire to pay dues online. We have researched this, and the association will incur additional fees to process online payments. We would like to have your feedback on this please.

### Lien Process

Effective 1/1/2014 the board changed Covenant violation liens from a one time \$75 fee to a yearly \$100 fee.

The board is legally bound with the duty to enforce the covenants. If a resident ignores our efforts to enforce the covenants we are duty bound to enact policies to encourage compliance.

### Annual Garage Sale!

The Cherry Hills Annual neighborhood garage sale is in May. It is officially set for May 17th, 18th, and 19th. Hours: 8am-5pm. The association will take care of advertising, please have your goods ready for sale!

### Selling your home?

Whoever is listed as owner on January 1st is responsible for the 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 5, 2018. Location: Legends Back Parking Lot. 9AM-2PM

### Phone Directory

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

Since a directory has not been produced since 2011, some of the information is outdated. 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.