



"CONNECTIONS"

Cattail Creek III – HOA Newsletter

March 2013

ANNOUNCING !!!

The Homeowners Association Board welcomes a new member. Jennifer Bstandig, who has lived in Cattail Creek III for over three years, was elected on February 11 at the annual meeting. Jennifer's begins a three year term. Congratulations, Jennifer! The Board thanks Rod Williams for his service as a Board member the past two years. Thanks Rod!

ANNUAL MEETING INFO....

For Cattail Creek III was held, Monday, February 11 at Sam & Louie's Restaurant. Watch your mail for minutes from the meeting and the budget for all the details.

LAWN CARE IS AROUND THE CORNER

The Board along with a committee of interested homeowners will meet with our Lawn Care contractor in March before lawn care begins. We would like input from all homeowners for suggestions or concerns regarding lawn care for this year. If you would like to contribute to the meeting with a suggestion or concern please send an email to gwoetsche@cox.net with your info. Your input is welcome.



SAVE THE DATE!!!

CATTAIL CREEK III NEIGHBORHOOD GARAGE SALE ~ MAY 16, 17 & 18
More details to follow.

E-MAIL ADDRESS CAMPAIGN

The Board is campaigning for homeowner's e-mail addresses. Please help by completing the form mailed to you returning to Kat at PJ Morgan. Communicating with homeowners by-mail is a cost savings for the association by saving money printing and postage costs for newsletters, monthly statements and other important information. It could potentially prevent monthly dues from increasing in the future because of the cost savings.



\$\$\$\$ MAKE YOUR LIFE EASIER \$\$\$\$

Do you pay your monthly dues by check? Consider having it automatically drawn from your bank account. Give Kat a call at 402-397-7775 to find out how. Give it a try!

DO YOU HAVE QUESTIONS ABOUT ASSOCIATION MATTERS?

Call Kat, 402-397-7775 our contact at PJ Morgan, the property management company hired to manage our association.

TRASH RECYCLING

Did you know that you can request a larger container for your recyclables? Call Abe's Trash Service 402-571-4926 to request a container just like your trash container to be used for recyclables. Help keep our neighborhood clean of paper/plastic, etc that has been set out to be recycled by requesting a larger container with a lid. There is no extra charge for this service.



HOME AND LANDSCAPE CHANGES



Cattail Creek III is governed by by-laws regarding changes to the original exterior and landscape of your property. All changes must be approved by the Homeowner Association Board of Directors.

The **request form and instructions for making changes are on PJ Morgan's website for your convenience.** Go to:

<http://pjmorgan.com/property-management-home-owner-association.asp?id=46>

Allow 30 days for approval. If incomplete information is given, your request will be delayed until complete information can be reviewed by the Board.

Thank you for your cooperation in abiding with the bylaws.



Homeowner Association Dues

Not paid within 30 days after the 1st of each month are considered delinquent and shall bear the maximum rate of interest allowable by law. Dues that remain unpaid for 60 days will have notice filed with the Register of Deeds in addition to accrued interest. Dues not paid after 90 days will have a lien filed on the property in addition to accrued interest and attorney fees. Foreclosure proceedings begin when dues go unpaid for 120 days. Please note that any and all legal fees and interest accrued due to non-payment are the homeowner's responsibility. Homeowners are responsible for monthly association dues. There are serious consequences when dues are left unpaid. Thank you for staying current.

HOMEOWNERS ASSOCIATION BOARD MEMBERS

3 year term (exp 12/15)

2 year term (exp 12/14)

1 year term (exp 12/13)

Property Management Company:

Jennifer Bstandig

Dave Hilpipre

Bonnie Novacek

PJ Morgan Real Estate

Kathy "Kat" Brookhouser

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