



# "CONNECTIONS"

Cattail Creek III – HOA Newsletter

August/September 2012

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## ANNOUNCING!!!

The Board of Cattail Creek III is pleased to announce the hiring of a new lawn care & snow removal contractor. CM's-A Cut Above will begin August 1 with the first day of mowing on August 2. Mowing will be done on Thursdays. A licensed sprinkler contractor will be inspecting every sprinkler system analyzing for issues. This inspection will begin August 1<sup>st</sup> lasting 2-3 days. We look forward to some changes in the condition of our lawns. They use a very unique way to remove snow from driveways. Watch for that this winter. Please welcome Josh Searcy and his team to Cattail Creek III.



**MOLES!!** Some homeowners have had issues with mole and vole damage to their lawns. We have found a product that can help manage these pests. It is called "Sweeney's Mole & Gopher Repellent". It is simple to use and very effective. You will find it at Lowe's and Wal-Mart in the lawn & garden section of the store.

## CURB GRINDING

You may have noticed homeowners having the curb at the end of their driveway ground down. No Architectural Change request or Board approval is needed. Grind Away!!

## 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. Check it out.



## QUESTIONS/CONCERNS REGARDING ASSOCIATION MATTERS?

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

# **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 by abiding with the bylaws.

## **MAILBOX KEYS**



Each homeowner received at least one key to their mailbox in the mail station. The Board recommends that if you haven't already done so, please make a duplicate key, in case you misplace the one you have. If you do misplace your key, the post office will have to drill out the lock of your mailbox and replace it. There is a very large fee for this service. Keys can be made at most home improvement and hardware stores or a locksmith.



### **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. 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. As a homeowner, you are responsible for your monthly association dues and there are serious consequences when they are left unpaid. Thank you for staying current.

### **HOMEOWNERS ASSOCIATION BOARD MEMBERS**

**3 year term** (exp 12/14)

Dave Hilpipre

[hilpipre@cox.net](mailto:hilpipre@cox.net)

**2 year term** (exp 12/13)

Bonnie Novacek

[bonnienovacek@cox.net](mailto:bonnienovacek@cox.net)

**1 year term** (exp 12/12)

Rod Williams

[linrod@cox.net](mailto:linrod@cox.net)

**Property Management Company:**

PJ Morgan Real Estate

[www.pjmorgan.com](http://www.pjmorgan.com)

Kathy "Kat" Brookhouser

[kbrookhouser@pjmorgan.com](mailto:kbrookhouser@pjmorgan.com)