



# "CONNECTIONS"

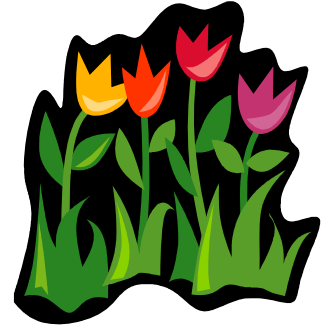
Cattail Creek III – HOA Newsletter

March/April 2012

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## SPRING!!!

It's here.....after an unusually mild winter. Very soon we will be hearing the sounds of mowers and the smell of freshly mowed grass. Your Homeowner Association Board would like your help with reporting problems and concerns about the lawn care service we have hired.



If you notice anything that you think is a problem, please call Kat our property manager, at 402-397-7775, to report your concern. We will be addressing these concerns with our lawn contractor. Thank you for your help with this.



**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.

## HOME AND LANDSCAPE CHANGES

It's the time of year that is popular for making changes to your home or property. Cattail Creek III is governed by by-laws regarding changes to the original exterior and landscape of your property. Any change must be approved by the Homeowner Association Board of Directors.



The **request form and instructions for making changes are included with this newsletter for your convenience.** If you don't plan to make any immediate changes, keep it for future use.

Thank you for your cooperation by abiding with the bylaws.

## QUESTIONS/CONCERNS REGARDING 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 and they will bring out a container just like your trash container but you use it for your 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.



## 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.

## CATTAIL CREEK'S NEWSLETTER "CONNECTIONS"

is available on PJ Morgan's website [www.pjmorgan.com](http://www.pjmorgan.com)



### 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

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