



# "CONNECTIONS"

Cattail Creek III – HOA Newsletter  
December 2011/January 2012

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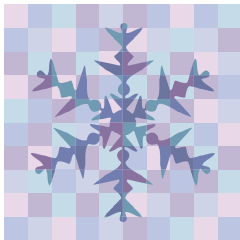


**The door prize** at the annual meeting, a waiver for December 2011 association dues was won by Amanda Sucha. Congratulations!

**Annual Meeting** was November 10. Twenty four homeowners were represented. Election for one open Board position was held with Dave Hilpiper being elected. We thank Bev Corder for her service to the Association during the last two years.



**Association Budget for 2012** and Annual Meeting Minutes are included with your January statement. Please take a few minutes to review.



**Snow Removal Policy:** Our contract with Best Lawns states snow removal will be done when 2 inches or more of snow has fallen. The Board realizes this is inconvenient for some residents and will be considering what options are available for those that are physically unable to remove even a small amount of snow.

**Survey Results:** The Board will be discussing and addressing issues reported in the survey completed by homeowners earlier this year.



**Did you know??** Cattail Creek's newsletter "Connections" is available on PJ Morgan's website [www.pjmorgan.com](http://www.pjmorgan.com)

**Important Trash pick-up reminder:** Christmas Day and New Year's Day are the only holidays when trash pick-up will be delayed. If either of those two holidays fall on Tuesday, regular trash pick-up will be delayed a day. Trash will be picked up on a regular schedule on all other holidays.

**Questions or concerns regarding association matters?** Call Kat, 402-397-7775 our contact at PJ Morgan, the property management company hired to manage our association.



### 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)