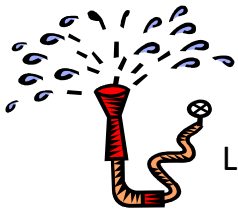




"CONNECTIONS"

Cattail Creek III – HOA Newsletter
July/August 2011

Painting: Several homes are in the preparation stage and Shaver Decorating will begin painting soon. They estimate the project to be completed near the end of August, weather permitting



Sprinkler Reminder.....if you are regulating your own sprinkler control box, please monitor the weather closely so your yard doesn't get too dry. Lawns require at least 1 inch of moisture per week to remain healthy.

Cattail Creek III Annual Meeting will be November 10, 2011 at 6:00pm in the party room at Sam & Louie's pizza on 180th & Q. Save the date and plan to attend! Nomination forms for a position on the Board of Directors will be mailed early in September. If you are interested in helping with decisions for your neighborhood and can contribute a few hours a month, please complete and submit the form to have your name added to the ballot. The Board of Directors is a volunteer position.



Resident Directories will be available at the annual meeting. If you have not submitted your contact information, especially your email address, please do so as soon as possible. Information should include, homeowners name(s), phone number if you wish it published, your home's address and most important, your email address.

The Board would like to communicate with homeowners via email. Please email your information to kbrookhouser@pjmorgan.com right away, to be included in the directory.

Landscaping or making changes to your home's exterior? A request must be completed for ANY changes to your home's exterior or yard. Request a form from Kat at PJ Morgan or find one on the website www.pjmorgan.com **A form must be completed and approved by the Board before any changes are made.**

Contact Kat at PJ Morgan, 402-397-7775 or kbrookhouser@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.

Did you know??. Cattail Creek's newsletter "Connections" is available on PJ Morgan's website. www.pjmorgan.com



Dog Walking Waste: The Board has received complaints regarding residents allowing their dogs to "do their job" in other's yards. **This is against the law.** If your dog "does its job" in someone else's yard, clean up the waste! Offenders will be turned in to the Douglas County Sheriff and prosecuted.

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 12/13)

Bonnie Novacek

bonnienovacek@cox.net

2 year term (exp 12/12)

Rod Williams

linrod@cox.net

1 year term (exp 12/11)

Bev Corder

corders1@cox.net

Property Management Company:

PJ Morgan Real Estate

www.pjmorgan.com

Kathy "Kat" Brookhouser

kbrookhouser@pjmorgan.com