



"CONNECTIONS"

Cattail Creek III – HOA Newsletter

May/June 2011

Driveway sealing : Interested in finding out what it would cost to have your driveway sealed? Call Kat at PJ Morgan, 402-397-7775 to express your interest only. If enough homeowners are interested, the Board will inquire if a discount is possible.



Painting of homes will take place the end of July or the beginning of August according to our paint contractor, Shaver Decorating. Homeowners on this year's painting schedule will be notified about a week before power washing begins.

Sprinklers.....if you are regulating your own 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.



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



Monthly HOA statements will be mailed out again beginning with the July statements. Due to miscommunication, statements have not been mailed out the last couple of months. The Board apologizes for any inconvenience.

Cattail Creek III Annual Meeting will be November 10, 2011. Save the date and plan to attend! Details to follow.

Cattail Creek "Connections" newsletter is available on PJ Morgan's website.

Trouble with wasps and flies?? Try this....it really works!! Put 3-4 pennies in a ziplock sandwich bag half full of water. Hang the bag on your deck, doorway or house. It works because the wasp & fly eyes "see" the mirror ball affect of the water and the pennies.

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 to the fullest extent.



Approximately 10 homeowners participated in the annual neighborhood garage sale. Shopper turnout wasn’t as high as hoped. The annual sale may be earlier next year. Thanks to all those that participated.

No picnic this year....due to lack of interest. A call for volunteers resulted in no one interested in helping to coordinate one. The Board is looking at other ideas for a neighborhood social event. If you have a suggestion, call Kat at 402-397-7775.

Questions or concerns regarding association matters? Please call Kat, 402-397-7775. She is 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)
2 year term (exp 12/12)
1 year term (exp 12/11)

Bonnie Novacek
Rod Williams
Bev Corder

bonnienovacek@cox.net
linrod@cox.net
corders1@cox.net

Property Management Company:

PJ Morgan Real Estate www.pjmorgan.com
Kathy “Kat” Brookhouser kbrookhouser@pjmorgan.com