



"CONNECTIONS"

Cattail Creek III – HOA Newsletter
March/April 2011

The Board Members of Cattail Creek Townhome Owners Association would like to introduce our new property management company, PJ Morgan Real Estate. We are excited to begin our relationship with them. They will provide all the property management needs for our community. Our contact is "Kat". Her contact information: 402-397-7775 or kbrookhouser@pjmorgan.com. Kat would love to have you give her a call and introduce yourself. PJ Morgan's website has information regarding our association. It may be found at www.pjmorgan.com



Cattail Creek 3 will have a neighborhood Garage Sale Friday and Saturday, June 3 & 4. There will be an ad in the Omaha World Herald announcing the sale and signs will be placed at strategic locations to encourage those driving through our neighborhood to stop and shop. Last year was a huge success. Watch for info in your mailbox regarding the sale. It's a great way to make a few dollars and get rid of items you no longer use.

Consider participating...it's fun!!

Street Parking Concern: Due to the narrowness of our streets it would be very difficult for emergency vehicles to maneuver around cars/trucks parked on both sides of the street. Please be aware of where you park if you are parking on the street and consider if an emergency were to arise, would help be able to get through? Try to park on one side of the street if possible and ask your guests to be considerate of this as well.



Landscaping or making changes to your home's exterior or yard?? A request must be made to make ANY changes to your home's exterior or surrounding yard. Please request a form from Kat at PJ Morgan. **A form must be completed and approved by the Board of Directors before any changes are made.**

Questions?? Contact Kat at PJ Morgan, 402-397-7775 or kbrookhouser@pjmorgan.com

Volunteers Needed: The Board is looking for volunteers:

- * Someone with financial background to help advise the Board with the association's financial needs.
- **Someone to help organize/coordinate neighborhood social events such as block parties.
- ***Someone to organize and start a Neighborhood Watch Program.



If you are interested in more information or volunteering, please email one of the Board members listed at the end of this newsletter.



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.



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