

Walnut Ridge Homeowners Association October Meeting Agenda

Thursday, November 5, 2015

Ragazzi's Restaurant

6:00 PM Meeting Called to Order

In Attendance: Sara, Vickie, Mary, Hannah – guest – AJ Coleman (McKay Lighting)

Move to approve agenda – Vickie Second: Sara

Reading and Approval of Previous Meetings' Minutes – October Meeting (Secretary)

Move to approve minutes— Vickie Second: Mary

Committee Reports

Architectural and Landscaping Report/Update

Lighting and grant management: Guest from McKay

AJ Coleman brought us up to date as to the present system needs and repairs completed. Park and 160th entrance all working and looking great! Suggested we begin saving for a conversion to LED bulbs and fixtures on a project by project basis which gives us 50,000 hours of bulb life and less maintenance and monthly utility cost but more up-front cost to begin with. Approximate spending is around \$2200 which gives us a one year program for work done. Asked for estimate to put pavilion wiring in conduit and also 156th and Sprague entrance repairs.

Park Update: All fixtures and wiring completed by McKay. Tree removal to be done by City is pending.

Fence maintenance and repairs: No further repairs reported or needed at this time. Future replacement of panel sections to be considered in 2016

Safety Report

OCCP Project and Grant management

Jerry Schulte turned in all receipts to Mayor's office per requirement regarding Citizen Patrol. Patrol now has 21 members that are trained and others with background checks completed for ride along participants. To date, the patrol has logged 563 volunteer hours, driven 1988 miles, contacted neighbors of open garage doors 342 times, reported street light outages to OPPD 65 times, removed 132 illegal signs and actively assisted 5 residents. The Patrol meets once per month (usually the first Sunday of the month) to discuss events/findings/activities and suggestions for improving efficiency. Continual recruiting for new members is ongoing and interested persons should contact Jerry Schulte at 402-201-1656 for more information.

Events

Dates for next year. One mailer to go out with annual dues statement listing all events.

Proposed dates for 2016:

Spring Clean-up : TBA as it depends upon City assignment of time/date

Easter Egg Hunt (Walnut Ridge Park): Sunday, March 20 1:00PM

Garage Sales: June 2,3,4

Fall Garage Sales" September 8,9,10

Fall Clean-up (Dumpster Day): Saturday, September 17th 9:00 AM – 12:00 Noon

Upcoming Key Calendar Dates: N/A

Treasurer's Report

Review of Budget

Financial and Management Representative - Hannah Porto – PJ Morgan Real Estate

Budget for 2016 approved by Board – no increases but moved funds from one entry to a new

one to account for lighting system maintenance by McKay Lighting

Communications/Website/Facebook

PJ Morgan Website Info

<http://www.pjmorgan.com/property-management-home-owner-association.asp?id=19>

Facebook

<http://www.facebook.com/home.php?ref=home#!/groups/163567707038149/>

Nextdoor.com

https://walnutridgeomaha.nextdoor.com/news_feed/

318 out of 383 households have joined so far!

Mayor's Hotline

<https://www.cityofomaha.org/mayor/component/wordpress/hotline/>

New Business/Comments/Suggestions/Neighborhood Issues?

With no further business the meeting was adjourned at 7:09 PM

Next meeting: Thursday, January 7th, 2016 at 6:00pm at Ragazzi's Restaurant at 15475 Ruggles Street