

Walnut Ridge Homeowners Association September Meeting Minutes

Thursday, September 3, 2015

Ragazzi's Restaurant

6:00 PM Meeting Called to Order

In Attendance: Vickie, Mary, Sara

Move to approve agenda – Vickie Second: Mary

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

Move to approve minutes— Vickie Second: Mary

Officer Reports

Homeowner's concerns re: yard maintenance neighbor's yards

No further correspondence with Board at this time

Committee Reports

Architectural and Landscaping Report/Update

Park Update: Awaiting City action on dead trees. Email scott.charron@cityofomaha.org requesting help.

Lighting and grant management: Hiller electric behind in repairs and communication. Request that Scott Bang inform Steve of current situation and lack of progress. West side of 160th entrance still out. Consideration given to approach entire neighborhood HOA at next annual meeting if these lights remain non-repairable to replace with single light per sign only and let the Park go dark due to cost overruns

Fence maintenance and repairs: damaged section repaired along 156th Street

Safety Report

OCCP Project and Grant management; Continued monitoring of local crime statistics. Recent break in in Elk Creek Crossing has heightened attention from Citizen Patrol and neighbors with emphasis on a closed garage door is not an open invitation to thefts and other crimes!

Events

Garage Sales: September 10 – 12

Dumpster Day (Standing Bear): September 19th. **TIME CHANGE!! 9:00AM to 12:00 noon only!**

NO PAINT – CHEMICALS – or TIRES!!

Paralyzed Vets will be there for general usable discards

Upcoming Key Calendar Dates:

None for rest of year noted

Treasurer's Report

Financial and Management Representative - Hannah Porto – PJ Morgan Real Estate
4 new liens filed for past due homeowners on yearly HOA dues

Communications/Website/Facebook

Websites for information: PJ

Morgan Website

<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/

199 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 6:34 PM

Next meeting: Thursday, October 1, 2015 6:00pm at Ragazzi's Restaurant at 15475
Ruggles Street