

# Walnut Ridge Homeowners Association

## Walnut Ridge HOA Meeting

Thursday, April 14, 2022 — 7:00 pm

HyVee Cafeteria 156th and Maple St

**Attendance: Board members:** Robert (Bob) Kipling (President), Jim Neugebauer (Vice President), Laurie Winkelbauer (Secretary)

**Representative from PJ Morgan Real Estate** – Billy Clark

**Homeowners in attendance:** Vicky McCann

## Call to Order- Bob Kipling

- Meeting called to order at 7:13 p.m.
- Meeting minutes from March 10, 2022 HOA meeting were approved.

## Officer Reports:

### Treasurer Report – Billy Clark

- Financial Statement for March 2022 was sent to the board before the meeting.
- March Financial Statement was reviewed by all present and approved by board members.

### Old business – Robert Kipling

- Fence replacement along 156<sup>th</sup> St
  - S and W Fence will replace the entire 156<sup>th</sup> St fencing (1683 feet) starting on Monday April 18. The old fence will be removed on April 18. The new posts and planks will be installed. The plan is for Bob to be present Monday morning to collect the best pieces/parts of the old fencing so it can be stored and used later for repairs along Maple Street. Thank you Bob for volunteering to do this for the subdivision!
- The board voted to rent a 10' x 10' storage unit on 2222 No 84 St (84 and Blondo) to store all things that belong to Walnut Ridge: Christmas decorations/wreaths (Morris family currently has the wreaths), plastic easter eggs/signs, entrance signs and fence parts that can be used to repair any fence areas along Maple St in the future. Billy was able to get us a great discount on the unit. We will be paying just \$75 per month. Thank you Billy for getting the discount for us!
- Billy verified that letters were sent to all homeowners who live along 156 St so they are aware the fence will be replaced the week of April 18. The work will take 7-10 days.
- Bob verified that Casey Campin had been notified that he was awarded the contract to mow, aerate, fertilize and apply weed control to grass areas belonging to Walnut Ridge along 156<sup>th</sup> street.
- Laurie and Bob walked the Walnut Ridge Park last weekend to survey the electrical/lighting, woods and pavilion area. Some of the landscape lights are damaged and laying above ground. We need to further evaluate how we can fix the problem. There are multiple downed trees in the woods that could be removed. It does look like the City did some clean up in the woods to keep walking paths clear. The pavilion has some loose stonework and could use a good power wash on the wood parts. The lighting and picnic tables are intact. The bar-be-que grill could use some sprucing up. We will keep the pavilion in mind for the next time the Mayor allocates grant money for subdivisions to apply for. In years past the HOA had applied for money to make park improvements and had been denied.
- Billy will follow up with Kathy Kavan to get our entrance signs for annual meetings, annual garage sale etc.. returned to us.

### New business -Robert Kipling

- 2021 Tax return for Walnut Ridge was signed by Bob and sent. The HOA owed the State of Nebraska \$1 and the Federal government \$4.
- The Annual Meeting date was change to Thursday May 12. Time will be 7:00 p.m. Billy is working to secure the location: DJs Dugout. Billy will send out a notice with the proxy and volunteer form next week to all homeowners.
- Will ask for more volunteer help with landscaping in 2022 to help decrease costs to the subdivision. Using volunteers to do spring and fall clean-up at entrances could save the subdivision at last \$2600. We can place signs at the entrances to alert neighbors of volunteer needs.
- Bob's two-year term as President of the HOA is almost over. The succession plan was discussed. Neither Laurie nor Jim are able to assume this role. Will bring this up at the annual meeting and will also seek more neighbors to serve on the board.

#### **Neighbor complaints – Robert Kipling/Billy Clark**

- Two neighbors inquired who HOA monthly meeting minutes are not posted on Nextdoor in addition to the PJ Morgan HOA website. Billy stated some HOAs never make the minutes public. The Board felt we should continue to post minutes from every meeting. Will start posting them on Nextdoor.
- The Board continues to recommend neighbors first have conversations with their neighbors when there are issues. This promotes good relationships between neighbors.

#### **Events– Laurie Winkelbauer**

- **Easter Egg Hunt** - The Easter Egg hunt was held on Saturday April 9. A homeowner graciously volunteered to organize the Easter Egg Hunt this year. A special thank you to that individual for taking this on. It was a lot of time and work on her part ad we all appreciated it. We had lower than expected turnout compared to Elk Creek Subdivision who had over 300 attend. In the future the HOA will continue to reimburse for the cost of the candy and plastic eggs for any homeowners who want organize future easter egg hunts for Walnut Ridge Subdivision. Those interested in organizing the East Egg Hunt next year can contact the Board at [WalnutRidgeHOA.NE@gmail.com](mailto:WalnutRidgeHOA.NE@gmail.com) or Billy at PJ Morgan.
- **Spring Clean-up** - Our subdivision is signed up on the City of Omaha Neighborhood Planning website with the hope of being contacted about the clean-up date for our neighborhood. We are still waiting to hear from the City of Omaha if we will be able to have a City sponsored neighborhood spring clean-up with Elk Creek subdivision. Laurie checked with the Elk Creek HOA and they haven't heard anything yet either. However, there are some clean-up dates already scheduled in northwest Omaha. If the City allows us to have a clean-up we would need volunteers to help set up, work the event, and clean up afterwards. Signs would be posted at entrances to the subdivision. More to come on this.
- **Annual Garage Sale** - Neighbors would like to have a list of planned events for the year with dates ahead of time if possible. The annual spring neighborhood garage sale will be on the same dates as the garage sale in Elk Creek (our neighbors to the west) to attract more buyers. Planned dates are **Thursday May 27, Friday May 28, and Saturday May 29.**
- **Event planning committee** – It was discussed that in years past the subdivision had more activities throughout the year. Some of the activities that used to happen were: 4<sup>TH</sup> of July kids parade, annual park picnic, fall clean-up, setting up Christmas decorations for entrances, Christmas lights decorating contest, Easter Egg Hunt, Spring clean-up, park clean-up/tree trimming, mulch spreading, and annual garage sale. The biggest issue is getting volunteers to plan and organize activities. A suggestion was made to form an events committee and ask for volunteers to be part of it.
- **Mulch Spreading Event – Saturday May 7 at 8:30 a.m. VOLUNTERS NEEDED!** We are planning to spread mulch at the entrances. Volunteers should bring work gloves, a hard rake and a leaf rake. We will post this on Nextdoor and at subdivision entrances.

**OCCP neighborhood safety report**

- Nothing to report.
- Keep your cars locked and if at all possible on your driveway or in your garage.
- Porch package thefts and car break-ins continue throughout the city.
- Neighbors please look out for each other and call the police for anything suspicious.

**Monthly HOA meetings**

- The HOA meetings are on the second Thursday of the month at 7:00 pm in the HyVee Cafeteria on 156 St and Maple St. We *really* need more homeowners to attend the meetings to help provide input on issues and input on solutions to problems.

**Next HOA meeting:**

- The Annual meeting will be on Thursday May 12, 2022 at DJs Dugout on West Maple Road 7:00 pm. All are welcome. Please plan to come. Financials and budget will be presented, along with plans for the subdivision. We will also look for volunteers for upcoming events and to serve on the Board. We will be in the party room again this year. DJs Dugout appreciates people ordering food and beverages while using their space.

**Meeting was adjourned at 8:16 pm.**

**How to contact the HOA:** WalnutRidgeHOA.NE@gmail.com