

# Walnut Ridge Homeowners Association

## Walnut Ridge HOA Meeting

Thursday, July 14, 2022 —7:00 pm

Hyvee Cafeteria 156 and Maple

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

**Representative from PJ Morgan Real Estate** – none present

**Homeowners in attendance:** Mike Benck

## Call to Order- Bob Kipling

- Meeting called to order at 7:05 p.m.
- Meeting minutes from June 9, 2022 HOA meeting were approved.

## Officer Reports:

### Financial Report – Bob Kipling

- Financial Statement for June 2022 was reviewed.
- Financial Statement was approved by board members.

### New business – Bob Kipling

- HOA Dues – Properties with delinquent HOA dues were reviewed. There are 381 properties in the HOA. The majority are paying both the yearly dues and special assessment to replace the perimeter fence. 60 property owners haven't paid their dues yet. Bob plans to walk the neighborhood to talk to homeowners.
- We haven't received a bill for the storage unit yet. Bob will follow-up.
- Unsure who has the key to the dog waste bag dispenser. Mike thought a previous board member, Keith Neth, possibly still had the key. There are two doggie bag dispensers: one in front of Standing Bear Elementary and the other at the entrance to Walnut Ridge Park. Mike volunteered to follow-up on who has the key.
- Torrey Pines HOA reached out to Bob about having a joint subdivision food truck night. However, Elk Creek Crossing is currently having a food truck night on Friday evenings at Elk Creek Crossing Park. Their food trucks nights started in June. The board felt it was best to support Elk Creek Crossing as the food nights are already organized through the end of the summer. More can be discussed about joint food truck nights in the future.

### Safety – Jim Neugebauer

- Jim shared that someone tampered with the timer for the lights at 160 and Maple entrance. They pulled the timer out of the box and left it exposed to the elements which ruined it. Jim will follow-up to order a new one. Estimated cost is about \$35 from Amazon. Jim also turned on the lights on to that entrance so they run 24/7 until the timer can be replaced.
- Haven't had any volunteers drive around for Citizens Safety Patrol in the last month.
- The Walnut Ridge City Park lawn was torn up by a contractor replacing a homeowners fence whose property is adjacent to the park. Laurie will report this to the City of Omaha for follow-up.
- A large deep hole was found at the base of a street light on the corner of 160 and Ruggles. Laurie followed up with the City of Omaha. They placed a cone over the hole and plan to fill it in the next few months.

### Events – Laurie Winkelbauer

- Next event is National Neighborhood Night Out on Tuesday August 2. Neighbors are encouraged to get outside and meet their neighbors and turn their porch lights on. As in previous years the

HOA will reimburse neighborhood blocks who have a block party and present their receipts at a HOA meeting. Each block can be reimbursed for up to \$100.

**Other concerns in the neighborhood**

- A large growth of mature thistles are embedded in flower beds at the 156 and Taylor entrance. They look bad.
- The tree stumps along Sprague St in the traffic calming devices are now growing new trees. The cost to have stump grind is estimated at \$150-\$300. The City of Omaha cut down all the ash trees and left behind the stumps.
- There are already weed trees growing along the new fence on 156 st. Sending a notice to property owners whose property abuts the subdivision fence would be helpful so that they know what they should be doing to keep plant/tree growth from impinging on the fence.

**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.
- Communication to neighbors happens the Nextdoor app (Nextdoor.com).
- Neighbors can access all subdivision documents including minutes to all monthly meetings on the PJ Morgan on-line site. Neighbors should go to the portal to log-in.

**Next HOA meeting:**

- Thursday August 11, 2022 at Hyvee Cafeteria on 156 and Maple at 7:00 pm. All are welcome.

**Meeting was adjourned at 8:07 pm.**

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