

Walnut Ridge Homeowners Association

Walnut Ridge HOA Meeting

Thursday, August 11, 2022 — 7:00 pm

HyVee Cafeteria 156 and Maple

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

Representative from PJ Morgan Real Estate – Billy Clark

Homeowners in attendance: none

Call to Order- Bob Kipling

- Meeting called to order at 7:02 p.m.
- Meeting minutes from July 14, 2022 HOA meeting were approved.

Officer Reports:

Financial Report – Bob Kipling

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

Old business – Bob Kipling

- HOA Dues – Properties with delinquent HOA dues were reviewed. Billy confirmed PJ Morgan has filled liens on 10 properties who are delinquent on paying yearly dues. There are 381 properties in the HOA. The majority are paying both the yearly dues and special assessment to replace the perimeter fence.
- Bob has been walking the neighborhood to talk to homeowners who haven't paid. He has already collected from some who confirmed they hadn't received a statement. The question was asked Of the PJ Morgan rep why homeowner information is not updated in their system.
- We haven't received a bill for the storage unit yet.

New business

- PJ Morgan needs to update their system with current homeowner/property owner information. It has not been updated. Billy Clark to follow-up and let the HOA Board know when it is updated.
- Casey Campin interested in giving a bid for obtaining and spreading mulch in entrances.

Safety – Jim Neugebauer

- The hole found at the base of a streetlight on the corner of 160 and Ruggles was filled by the City.
- Jim to see if we can work with OPD to get some speed traps set for 160 and Taylor Street and 160 and Sprague. There have been reports of speeding and cars often running stops signs in those areas.

Events – Laurie Winkelbauer

- National Neighborhood Night Out was on Tuesday August 2. No one has submitted any receipts yet for block parties.
- City of Omaha is planning a fall clean up during the first 4 Saturdays in October. See *Keep Omaha Beautiful* site for more info. (keepomahabeautiful.org)
 - Dates: 10/1, 10/8, 10/15, 10/22
 - 9:00 am -2:00 pm
 - Multiple neighborhoods
 - Sites to be determined. Possibly one at Hillsboro and Huntington Park areas which are close to our location.
 - Will accept items for disposal and recycling

- Accepted items: furniture (couches, chairs, mattresses, etc), televisions, microwaves, carpet, auto parts, swing sets, bicycles, lumber, drywall, empty cans/pails/buckets, tires without rims (at designated sites only), lead-acid batteries (at designated sites only), appliances at designated sites only), yard waste such as small tree limbs, brush, leaves at designated sites only), railroad ties cut into 1 foot pieces.
- Prohibited items: commercial waste, rocks, concrete, dirt, construction debris, dead animals, manure, animal bedding, tires on rims, propane tanks, pressurized tanks, household garbage, landscape timbers, full sized railroad ties, hazardous waste.

Other concerns in the neighborhood

- Dead tree in traffic calming device along Sprague Street – the board felt this is the responsibility of the City of Omaha to remove
- Bob and Ron pulled up old posts along Maple street. Thank you both for doing this!
- 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.
 - PJ Morgan to draft a letter to send to homeowners whose property backs up to the 156 St fence regarding keeping weeds, bushes and trees/volunteer trees away from the fence. If damage is sustained to the fence from homeowner not keeping fence line clean on their property, the homeowner will be liable for damages to repair fencing.

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.
- Homeowners are strongly encouraged 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 Sep 15, 2022 at Hyvee Cafeteria on 156 and Maple at 7:00 pm. All are welcome.

Meeting was adjourned at 7:40 pm.

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