

## Walnut Ridge Homeowners Association August Meeting Minutes

Tuesday, August 13, 2015

Ragazzi's Restaurant

**6:00 PM** Meeting Called to Order

In Attendance: Mary, Vickie, Hannah, Sara Dave and Michaela Wormington

Move to approve agenda – Mary Second: Vickie

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

Move to approve minutes— Vickie Second: Sara

### Officer Reports

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

Dave and Micaela expresses concerns over two neighbors yards that are unsightly and overgrown as well as garden and shed in back yard with compost heap. They informed Board that they will pursue legal action from lawyer, City and others regarding Code violations and possible vermin issues.

### Committee Reports

#### Architectural and Landscaping Report/Update

**Park Update:** Dead trees still not acted upon. Calls to City Forrester not returned or passed along to a Scott Shiron from John Wynn. Suggested to send inclusive email copying lead supervisor and all members. They can use the dead trees as mulch for park or other projects.

**Lighting and grant management:** Entrance lighting at 160<sup>th</sup> Street entrance (west side) is out once again. Hannah must contact Hiller for repair.

Cameras destroyed and destruction done in Pavilion once again. Discussed vandal proof trail camera and protective cover box for approximately \$300. Board to decide to pursue for future.

Lighting issues continue in Park. Steve met with Scott Bang from Hiller Electric and discussed work not completed along walkway and front parking area. Discussed sealing some fixtures that show water on inside, replacing bulbs with other option without aluminum wiring, running 120 volt tracer to determine loss of voltage or cut lines, retesting switches in control boxes for proper and "good" contact and as a last resort if present fixtures just cannot be replace then give us a bod/estimate to run lights every 25 feet throughout park. Consensus of Board was that this is the last project for park.

**Fence maintenance and repairs:** Recognition of area needing replacement. Board is saving for the "156<sup>th</sup> Street Fence Replacement Project" to commence within the next two years as the budget holds true. We need all neighbors to realize that the fence along the back of their property is their collective responsibility to keep things off of it and no landscaping to touch it. There have been multiple cases of dirt, grass and landscaping material piled up next to or on fence which cause premature wear and tear/damage to fence. **The Neighbor is ultimately responsible for any and all damage to the fence!**

## **Safety Report**

### OCCP Project and Grant management

Presently at 18 patrollers with more enrolling every month. Neighbors have been thankful and appreciate the presence the Patrol is having in the Neighborhoods. They are reminded that once again your open garage door is the leading cause of all burglary and theft cases in Omaha. 80-90 % of all home invasions/thefts are done through that door being open (according to Douglas County Sheriff's statistics). If you hear a knock at your door in the evening it could very well be a Patrol Member reminding you to be safe and close your door! You don't have to open your door to them but be sure to check for a badge and their uniform shirt.

## **Events**

Planning for Picnic: Sara to purchase paper products and tablecloth for picnic tables, Mary and Richard to clean up picnic area and Vickie to contact HyVee for the desserts that the Board will provide. House ending in an odd numbers are to bring a main dish to share, house ending in an even number are to bring a side dish to share. Each attendee is to provide their own seating and good jokes.

## **Upcoming Key Calendar Dates:**

Picnic – 8/22 Walnut Ridge Park (weather permitting) 5:30 PM to 8:00 PM

Garage Sales – 9/10, 9/11, 9/12

Will be announced on Nextdoor, Craig's List and Facebook.

Fall Dumpster – 9/19, 9:00 AM to 12:00 PM – Investigate prices for two (one metal and one general discards). Negotiations for dumpster underway between two companies – Vickie and Hannah to follow up

## **Treasurer's Report**

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

Late fees letters sent to 12 neighbors with good response. Those not responding will be under legal notices/actions

## **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/](https://walnutridgeomaha.nextdoor.com/news_feed/)

294 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: 7:05 PM

Next meeting: Thursday, September 4, 2015 6:00pm at Ragazzi's Restaurant at 15475  
Ruggles Street