

## **Walnut Ridge Homeowners Association October Meeting Agenda**

Tuesday, October 1, 2015

Ragazzi's Restaurant

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

In Attendance: **Mary, Sara, Steve and Hannah from PJ Morgan**

Move to approve agenda – **Mary** Second: **Sara**

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

Move to approve minutes— **Mary** Second: **Sara**

### **Officer Reports**

Budget review for next year

**Budget review and building process for 2016 underway. Final review and approval to be done at November meeting. Areas of concern to be allowed for are fence and electrical repair (covered under separate topic header) Suggestion to combine two categories of "Grounds Maintenance" and "Lawn Care" into one ledger entry discussed and agreed upon for the future.**

### **Committee Reports**

#### **Architectural and Landscaping Report/Update**

Park Update:

**Dead trees in park not removed as of last notice. Letter to be sent requesting help or if we hire a tree removal service will the City reimburse us. Two of the trees are large enough to put a liability issue on the City if they fall and/or repairs to the Pavilion in the park. Ask Vickie to follow up with City ASAP before weather changes drastically (which could be anytime now in Nebraska).**

**Separate issue of dead tree in calming device. Board agreed to hire "A Garden to Go" to remove it (small) and dispose of tree properly.**

Lighting and grant management:

**Hiller Electric to be issued ultimatum for completion of all contracted lighting repair to be completed by October 15<sup>th</sup> to include entrances and Park. Park lighting repair was a part of the Mayor's Safety Grant and to be repaired and completed in a timely matter which has NOT be done. Hannah to contact Hiller and request that owner/head of company contact Steve if work can't be done as agreed to on three separate work order agreements. Two additional contractors will be contacted to provide estimates of work to be done as per Hannah's suggestion**

Fence maintenance and repairs:

**Repairs completed except some discussion as to tire marks on 156<sup>th</sup> Street side north of Sprague and near California Street.**

## Safety Report

### OCCP Project and Grant management

Walnut Ridge/Elk Creek Crossing Patrol Captain Jerry Schulte received the highest honor from the Omaha Coalition of Citizen Patrols (OCCP) last night at the Omaha Police Department's 20<sup>th</sup> Annual Recognition Banquet as: Volunteer of The Year! Congratulations to Jerry! Jerry was also instrumental in requesting and receiving a small grant from the Omaha Police Officers Association from OPOA Vice President Officer Tony Conner. Captain Shayna Ray of OPD Northwest Precinct was Walnut Ridge/Elk Creek Crossing's Officer of the Year. Thank you to all the residents of Walnut Ridge and Elk Creek Crossing for supporting your patrol! The entire City of Omaha Patrol statistics equate to about \$7000 of gasoline purchased out of the volunteers own pockets and if they were paid a salary of \$22.00 per hour, it would have amounted to over \$300,000.00 that would have been paid for their help in promoting public safety and keeping us all a little safer. Thanks Patrollers!

### Events

#### Garage sales and dumpster review of events

Dumpster service this year was excellent from A-1 Dumpster and we will do what we can to use them again next year with a 20 yard dumpster. There was no charge for the metal dumpster this time and the promptness and courtesy of their driver was well noted. The time frame of 9:00 AM to 12:00 PM was agreed upon as better option and for next year we will pay close attention to the University of Nebraska Home Games that are earlier in the day. We really appreciate the help of the driver (Alex) from Paralyzed Veterans for all of his help in unloading vehicles and neighborhood friendliness. A great help to us!

Garage sales will continue to be announced in Nextdoor.com, Facebook and Craig's List as per this year. We encourage all neighbors to register to become a member of Nextdoor.com as it is free and informative as well as a great service to post all of our events and announcements.

### Upcoming Key Calendar Dates:

All 2016 event dates will be announced on ONE flyer next year in order to save printing and postage. This is another good reason to join Nextdoor.com to stay up to date with all announcements and events. Just this one flyer will save us approximately \$400+ next year!

### Treasurer's Report

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

4 liens filed, registered and sent for homeowners that have been two years or more in non-payment of dues. HOA dues are payable every year in January and statements are sent in February. Late payment notices begin in April. Please be prompt in payment!

## 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/)

303 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 7:02 PM

**Next meeting: Thursday, November 5<sup>th</sup>, 2015 6:00pm at Ragazzi's Restaurant at 15475 Ruggles Street and we can always use more help! Join the Board!**