

Walnut Ridge Homeowners Association January Meeting Agenda

Thursday, January 7, 2016

Ragazzi's Restaurant

6:00 PM Meeting Called to Order

In Attendance: Mary, Sara, Vickie, Steve and Patrick Morris

Move to approve agenda – Mary Second: Vickie

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

Move to approve minutes— Vickie Second: Mary

Committee Reports

Architectural and Landscaping Report/Update

Lighting and grant management: **Grant submitted this week by Sara. Ready to prepare for 2016 Grant when available from Mayors office**

Park Update: **Invoices tallied up and in the accounting process with PJ Morgan. Checks to be sent out starting January 10th. Steve to contact McKay for estimate to upgrade Park lighting to LED lighting in preparation for potential Mayor's Grant. Also, to inquire if conduit was installed in Pavilion and that the lights at the 160th and Maple entrance (west side) are not working.**

Fence maintenance and repairs: **None reported at this time**

Safety Report

OCCP Project and Grant management – **Peter Kiewit Foundation Grant delivered by Steve to their office on 103rd Street this morning at 10:32 AM. Request totaled \$9795.21 with the Patrol offset of \$17,836.50**

Events

One mailer to go out with annual dues statement listing all events. Notice to all neighbors – this is the ONLY written/mailed notice that you will receive – be sure to SAVE it! All future correspondence and/or updates will be done either on Facebook or Nextdoor

Upcoming Key Calendar Dates:

Spring Clean-up: TBA as it depends upon City assignment of time/date **Not finalized yet and metal recycling as well as Paralyzed Vets to be notified once City designates day and time.**

Easter Egg Hunt (Walnut Ridge Park): Sunday, March 20 1:00PM

Garage Sales: June 2,3,4

Fall Garage Sales" September 8,9,10

Fall Clean-up (Dumpster Day): Saturday, September 17th 9:00 AM – 12:00 Noon

Treasurer's Report

Review of Budget

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

2016 Dues are upon us! You will receive your notice in February. If you are behind on dues please be advised that a two year delinquency on dues payment begets additional legal action and potentially affecting your credit rating.

Communications/Website/Facebook

PJ Morgan Website Info

<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/

199 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?

Welcome to Patrick Morris our new Board member at large and a fond farewell to Vickie McCann (Thanks for all of your service to WR HOA!).

With no further business the meeting was adjourned at 6:42 PM

Next meeting: Thursday, February 4, 2016 6:00pm at Ragazzi's Restaurant at 15475

Ruggles Street