



SPRING RIDGE

HOMEOWNERS ASSOCIATION

Tony McLaughlin, President
Rich Hellyer, Vice President
Patti Zeis, Treasurer
Shane Synowiecki, Asst Treasurer
Anita Van Ert, Secretary

OCTOBER SEMI-ANNUAL HOMEOWNERS MEETING MINUTES

Faithful Shepherd Presbyterian - 2530 S 165th Ave

October 23, 2024 – 6pm

Board Members in Attendance: Tony McLaughlin, Patti Zeis and Anita Van Ert

President –Tony

- Tony welcomed everyone for coming and introduced the other 2 board members. There were 27 attendees from the neighborhood
- The 2024 Financial review is completed, this is not an audit. We do take into consideration any recommendations that are made
- All current board members are returning for 2025, however he asked for any volunteers. No one volunteered and the election of the current board members was made with no objections

Vice President – Tony on behalf of Rich

- The No Trespassing signs on Poppleton Ave were replaced at no charge, these were a correction to spelling

Treasurer - Patti

- Financial update, through 9/30/24 was presented along with the budget. The balance in the checking account is \$19,945.73. We have a CD earning interest which is now valued at \$20,748.86. We are well within budget
- There are 9 people who have not paid their 2024 dues and 1 delinquent homeowner who we have filed a lien on. PJM will be sending letters to the past due people before the end of the year

Secretary - Anita

- We continue to monitor dangerous and hazardous trees that could cause harm to people or property. We are currently getting bids on trees that went down in the 7/31/24 windstorm and other trees reported. We may have to take care of these trees in phases depending on the cost. If there are piles of limbs in the common area, we will eventually have these picked up when we have tree work done in the area, just let Anita know. Thank you to all the homeowners in the common area who help with this cleanup

Asst Treasurer – Tony on Behalf of Shane

- Covenant violations were discussed. Main topics discussed were trash bins and signs, which have the most violation letters going out. Many voiced their opinions and there were a variety of comments. Regarding the signs in general, a question was asked as to who is reporting these violations. The board does not track or disclose who reports a violation. Regarding the political signs, HOA covenants prohibit these, there is currently pending legislation that opposes the HOA stance, but again this is pending. Regarding all violations, the board explained the process, first a courtesy letter giving a # days to clear the violation and then an assessment letter. A question was asked as to who gets to decide if something in a yard is unsightly, the 5 board members have the final say on this, there is a vote and majority rules.

Other Business

- A question was asked about the land between 174th and Pacific and Poppleton Ave where the church currently is. There are 7 acres there, we still do not have a definitive answer as to what is happening with that land
- For updates on the 180th and Pacific Street plans, which are delayed to 2029 please go to <https://KeepOmahaMoving.com>
- A question was asked about power washing the mailboxes. The mailboxes are the homeowner's responsibility, power wash at your own risk
- There was discussion about secure mailboxes and stolen mail in our area. One lady stated she received an email that the thief has been apprehended. For any changes to mailboxes submit those ideas to the Spring Ridge email address and the DRB=Design Review Board will review
- A suggestion was made to add the HOA email address to the minutes. The email address and the website address will be added to each agenda and minutes
- The board thanked everyone for coming and voicing their opinions. Thank you for helping to keep Spring Ridge a neighborhood to be proud of

HOA Website: www.springridgeomaha.com

HOA Email Address: springridgehomeowners@yahoo.com

Next Semi-Annual Meeting – TBD in April 2025