



SPRING RIDGE

HOMEOWNERS ASSOCIATION

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

APRIL SEMI-ANNUAL HOMEOWNERS MEETING MINUTES
BERKSHIRE HATHAWAY OFFICES
331 VILLAGE POINTE PLAZA
April 24, 2024 – 6pm

President –Tony

- Tony welcomed everyone for coming and introduced the other 4 board members. There were 19 attendees from the neighborhood
- The neighborhood garage sales will be held May 3rd & 4th. Rachel Nun is coordinating and has sent Tony her email so people can get ahold of her, as not all are on Facebook. Tony will get her email address sent out via an email blast from PJM
- Spring Cleanup will be held May 18th at Spring Ridge Elementary. Banyan Hills and Pacific Springs are hosting. We have no responsibility this year
- The 2023 Financial review is underway, this is not an audit. We do take into consideration any recommendations that are made
- The 2024 budget was presented. There was discussion about lawncare and all that APlush does for us, including clearing snow from sidewalks, mowing, putting down mulch and clearing out the old mulch this year. APlush always beats any other bids we have and are so reasonable. Another large dollar item is the tree Trimming, so far there are no hazardous or dangerous trees reported. We usually get two or three bids on trees and like to get this done in the winter. We have one vendor that lives in the neighborhood, and he has provided great bids and service, he and his crew do a great job

Vice President - Rich

- No Trespassing signs were added along the Poppleton St common area. The common area is private property for Spring Ridge Homeowners only. We are trying to keep the apartment foot traffic from coming into that area. Trespassing was spelled wrong and is being corrected by the vendor at no charge
- We received two bids for Landscaping Plans for 2024, one bid was over \$6,000 and another for \$2,900. More perennials will be added, we will still have annuals for color. Tony is meeting with the vendor who had the lower bid tomorrow to talk about the scope of work. The 180^h street project and when we would lose our Pacific St island was mentioned. That project has been pushed out until 2029, so we still have several years to maintain both entrances

Treasurer - Patti

- Financial update, through 3/30/24 was presented. The balance in the checking account is \$35,025.88. We have a CD earning interest which is now valued at \$20,244.00
- There are 32 people who have not paid their 2024 dues. A \$25.00 late fee has been applied and 6% interest is being charged
- Delinquent letters will be mailed from Spring Ridge HOA with a label stating Final HOA Dues notice to get their attention. Last year we only had 1 homeowner who didn't pay their dues after the letters went out and they were a repeat offender

Secretary - Anita

- We continue to monitor dangerous and hazardous trees
- Nick and Rachel Nun were thanked and so were Mark and Deb Hopkins for their past work on the neighborhood directories. The board has discussed online options and security around this and even having the printed directories done again, which is a huge endeavor. As a board we have decided not to continue with the printed copies of the directories unless someone chooses to pick this up. Rachel estimated the cost to be about \$2,700.00. She also mentioned very few people responded to her postcard to update their information

Member at Large - Shane

- Upcoming events are the 4th of July Parade which is June 29th at 9:30am and the Fall Social Event which is October 12th from 6-10pm. Beth McGregor has organized both of these events. The October 12th event has the permit for closing down the lower part of Shadow Ridge Drive but Beth will be gone the day of the event, so we need volunteers to help that day. Social Events can be found on our website at SpringRidgeOmaha.com
- There was a lot of discussion about covenant violations. Topics discussed were trash cans, student signs, advertising signs, political signs etc. Many voiced their opinions and there were a variety of comments including those who approved and a few who did not approve of the board's approach. AirBnB and rental properties were brought up and there are currently 3 rental properties that we know of in our neighborhood. There is nothing in the covenants about rental properties.

Other Business

- A question was asked about the DRB and if plans are submitted for roofs. There is a new roof going up on Shadow Ridge Drive, and the color is a concern. The DRB consists of the board members and plans should be submitted prior to starting work, via email to springridgehomeowners@yahoo.com
- For updates on the 180th and Pacific Street plans that have been delayed until 2029, go to <https://KeepOmahaMoving.com>
- The board thanked everyone for coming and voicing their opinions. They will be considered as we move forward, to keep Spring Ridge a neighborhood to be proud of

Next Semi-Annual Meeting – TBD in October