

# Torrey Pines News

*Torrey Pines Homeowners Association, Omaha, NE*

## Board Members

The following individuals comprise the Board of Directors for the Torrey Pines Home Owners Association:

Reneé Osborn  
(President)  
15102 Sahler Street  
493-2539

Joe Craig  
(Vice President)  
15004 Sprague Street  
496-9134

Barry Pedersen  
(Treasurer)  
15063 Taylor Street  
965-3409

Kelly Urban  
(Secretary)  
4405 N 154 Street  
493-4886

Annie Brewer  
15130 Sahler Street  
492-8087

The board members held a meeting on August 13.

Tom Everson, the founder of the 'Keeps Kids Alive' campaign was in attendance to offer his expertise in traffic calming.

The next meeting is scheduled for September 24. If you have any items you would like discussed, please contact a board member.

A summary of the meeting minutes is on page 2.

## Association Dues

Did you know your Association Dues are not optional? In the Torrey Pines Covenants under Article II, Section 7, it states: "The assessments and dues, together with interest thereon, costs and reasonable attorneys' fees, shall be the personal obligation of the Owner of each Lot at the time when the dues or assessments first become due and payable. The dues and assessments, together with interest thereon, costs and reasonable attorneys' fees, shall also be a charge and

continuing lien upon the Lot in respect of which the dues and assessments are charged."

Please send your \$20 dues if you haven't already. Since this is the first year we've collected, we're extending the deadline to September 1. You can mail your payment, or drop it off with any board member.

Thanks for supporting your Homeowners' Association!

Check out our website:  
[www.torreypinesomaha.com](http://www.torreypinesomaha.com)

Have you paid your Association Dues? Use the Coupon on Page 3 to Mail Your Payment Today!

Torrey Pines  
 Neighborhood  
 Garage Sale  
 Coming  
 Spring 2004  
 Details to follow

## Meeting Minutes Summary

Joe Craig was voted to serve as Vice President and Kelly Urban will serve as Secretary.

It was decided since this is our first year for the board, each member must be assigned a varying length of service to meet the Association requirements. Annie Brewer will have 2 years of service, Barry Pedersen will have 3 years of service. Years of service for Renee Osborn, Kelly Urban, and Joe Craig, are yet to be determined.

Service for board members will run until May of each year, at which time, an annual Homeowner's Association Meeting would be called to replace the board member(s) whose service has expired. Starting May, 2004, each board member elected will serve a 3 year term.

Policing of the covenants was discussed and it was decided it is the homeowners' responsibility to make requests/complaints to the Board.

The draft violation of the covenants letter was approved.

Bushes were removed from 153rd Street on August 8, 2003 to improve traffic visibility.

All lots were mowed the week of July 14th.

The large dirt pile was removed from lot 172 (150 & Spaulding).

Weeds were sprayed, trees replaced and the grass was mowed

on the bike trail.

The SID has been asked to remove the "wash out" netting from the bike path.

A list of bonds for Torrey Pines was provided to the Board.

Homeowners should contact the county sheriff to report abandoned vehicles on the streets. State Statute 60-1901 makes owners of such vehicles liable for any cost that occurs from having them removed.

The SID has requested that the county conduct a traffic study on 150th, Spaulding, and 153rd. The time frame on this issue is unknown.

The SID has requested that the County Engineer install "No Parking" signs with time limits to help alleviate the parking overflow from the Prestige Lounge. Time frame unknown.

The Board will request to have a Stop sign installed at the bottom of the bike path on 152nd Street.

The Board will request to have additional 25 MPH Speed Limit signs placed throughout our neighborhood.

The next Board meeting is scheduled for September 24th.

Please don't allow your children to play in or around new homes being constructed. We have had reports of vandalism. Keep a watchful eye and report any issues

*For a copy of the minutes, visit our website or contact a boardmember.*

# A Covenant Review

**Be a good neighbor.  
When walking,  
don't forget to clean  
up after your pets!**

It is important for all residents to take pride in our neighborhood. Our covenants enforce rules and guidelines designed to preserve the property values and the attractiveness of the community. A complete listing of our covenants can be found on our website: [www.torreypinesomaha.com](http://www.torreypinesomaha.com). Two such covenants are:

used in any way for any purpose which may endanger the health or unreasonably disturb the owner or owners of any Lot or any resident thereof. Provided, however, the foregoing paragraph shall not apply to the business activities, signs and billboards or the construction and maintenance of buildings, if any, by Declarant, their agents or assigns, during the construction and sale of the Lots.

*Write-in Candidate  
for SID Board:  
**Barry Pedersen**  
15063 Taylor St  
Omaha 68116*

**Article I, Section 5:** No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any Lot except one sign per Lot consisting of not more than six (6) square feet advertising a lot as "For Sale". No business activities of any kind whatsoever shall be conducted on any lot; nor shall the premises be

**Article I, Section 12:** No swimming pool may extend more than one foot above ground level.

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Name: \_\_\_\_\_

Address: \_\_\_\_\_

Make Checks Payable to:

Torrey Pines Homeowners Association  
P.O. Box 540913  
Omaha, NE 68154

Amount Due: \$20.00

Payment Due Date: 08/01/03

Grace Period: 09/01/03