

October, 2004
Volume 5

Torrey Pines News

Torrey Pines Homeowners Association (TPHOA), Omaha, NE

Torrey Pines Neighborhood Watch

We are looking for someone that would like to be CAPTAIN of a neighborhood watch program.

This person would be responsible for maintaining a membership roster, holding meetings (which could be part of the semi and annual board meeting) and be a contact for the Omaha Police Department.



The captain will also receive a monthly community resource center newsletter.

If we are approved by the Omaha Police Department, we would need to have 60% participation on each block in order to stay an active member.

Please email renee.osborn@torreypinesomaha.com if you are interested

Check out our website:
www.torreypinesomaha.com

Neighborhood Meeting

Come one, come all to the semi-annual TPHOA meeting, Thursday, November 11, 7:00pm, at St. Andrew's Methodist Church.

At the May meeting, it was suggested that we hold meetings twice a year.

The TPHOA Board will provide a

financial review, a list of accomplishments from the past six months, items proposed for the future, and open discussion.

Bring your ideas, suggestions, and concerns. Cookies and punch will be provided.



There are only about 60 more shopping days till Christmas!

Bike Safety



Several neighbors have expressed concern for the safety of children on bicycles, scooters, etc. in our area.

Safe cycling guidelines recommended by the Nebraska SAFE KIDS Program include:

- Purchase an approved bicycle helmet for each child and adult. Insist the helmet is worn correctly every time the child goes for a ride. Parents/caregivers need to wear helmets as well. Only buy helmets that meet or exceed safety standards developed by the U.S. Consumer Product Safety Commission.
- Teach children safe bicycling behaviors. More than 80 percent of bicycle-related fatalities are associated with the child's behavior, including riding into a street without stopping, swerving into traffic that is

coming from behind, running a stop sign, and riding against the flow of traffic.

- Make sure the child's bicycle works properly. Are reflectors present and secure? Test the brakes, gear shifts and tires.
- Familiarize yourself with the child's bicycling environment. Encourage the child to bike in safe environments, such as those with bicycle paths.
- Have your children wear bright colored clothing so drivers can spot them more easily.

Nebraska SAFE KIDS can be found on the web at

<http://www.hhs.state.ne.us/hpe/safekids.htm>

Do You Have New Neighbors?

Don't forget to tell Jackie Jensen at 505-7570 so she can deliver a Torrey Pines Welcome package!

Association Dues

As you are probably aware, the Torrey Pines Covenants grant the Homeowner's Association the legal right to assess and collect annual dues.

Many residents have accepted the responsibility to pay these dues, yet there are still 27 out of the 136 homeowners who have not paid their 2004 Association Dues.

The start of interest on unpaid dues will be dated October 1st for

any dues not paid by October 31st.

If this simply fell off your radar, please use the handy form on page 3 to get back on track.

Enforcing Covenants

The homeowner's association board receives between 5-10 covenant violations/concerns monthly.

That correlates to between 5-20 hours spent to investigate, document, call or send a letter, and follow-up to ensure the issue was resolved.

The most common complaints are:

- Boats, trailers, campers, and vehicles being stored on lots, driveways, or streets
- Trash cans being stored in open view
- Yards/lots not being maintained, e.g., Mowing frequency, weed control.
- Businesses being run out of a home

- Non-approved fencing, e.g., chicken wire, metal
- Barking dogs

Suffice to say, handling complaints from neighbors is not a board member's favorite task. But, we have received positive feedback that, since the inception of the homeowner's association, the quality of the neighborhood has improved as a direct result of enforcing covenants.

Please be considerate of your neighbors and adhere to the Torrey Pines neighborhood covenants.

SID Board

Neighborhood Meeting

**November 11,
7:00PM
St. Andrew's
Church**

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

Some neighborhood issues are out of the jurisdiction of the Homeowner's Association and fall under the SID (Sanitary Improvement District) umbrella.

The Torrey Pines Homeowner's Association works closely with the SID to work through many issues.

For instance, you may have noticed the bike path on the north side of Torrey Pines has been mowed. A new contractor was hired to keep our side of the bike path in shape and new trees have replaced dead ones.

The SID is also planning to install 4 speed tables in our neighborhood to help with traffic calming. Two speed tables are planned for 150th street, and two for 153rd street. We hope to have these installed in the fall.

No Parking signs with time constraints will be appearing along 153rd to help alleviate the commercial overflow parking situation plaguing the homes along that street.

The SID also provides consultation to the TPHOA regarding legal issues and covenant violations.

Name: _____

Address: _____

Make Checks Payable to: **Torrey Pines Homeowners Association**
P.O. Box 540913
Omaha, NE 68154

Amount Due: \$20.00
Payment Due Date: 07/01/04

Neighborhood Picnic Big Success

The 2004 annual neighborhood picnic was deemed a success. Mother Nature gave us a beautiful day to work with. It wasn't too hot or too cold. Over 200 people visited with neighbors and made new friends.

There was plenty of food for everyone, including Blimpi sandwiches and sides/desserts provided by party-goers. The kids played football, basketball, beanbag toss and other games, and jumped in the Whopper Hopper.

Thanks to the tattoo talents of Dave Turner, Kelly Urban, and Gary Osborn, the kids at the party received a total of 185 tattoos. They also

received goodie bags and glow-in-the-dark bracelets.

The Elkhorn fire truck and ambulance provided entertainment for kids and adults. Fun was had by all.

Pictures are posted on the Torrey Pines website.

Thanks to the committee members, Pam Schwarting, Kathi Brimeyer, Yvonne May, Mary Steiner, and Annie Brewer. If you're interested in helping plan 2005's picnic, notify any board member.

Neighborhood Directory

A neighborhood directory has been included with this newsletter.

Data was accumulated from a number of sources including, association dues payments, the neighborhood picnic sign-in, and the County Assessor's web-site.

We had numerous requests to build a directory

and this is our first attempt. We added children's names, if known.

If we have made mistakes or omissions, please let us know. Contact Reneé Osborn via email at renee.osborn@torreypinesomaha.com for any changes.

Torrey Pines Homeowners Assn
PO Box 540913
Omaha NE, 68154