



## *Torrey Pines Homeowners Association* Summer Newsletter June 2008

### *Annual Meeting*

The annual meeting of the TPHOA was held May 12, 2008 at St. Andrew's Church. Highlights of that meeting follow with full minutes available on the Torrey Pines website. [Http://www.torreypinesomaha.com/](http://www.torreypinesomaha.com/). Highlights included:

- Two Board Members were elected, Rhonda Zebolsky and Tom Mann. Tom will be serving as president and Rhonda as vice-president.
- The financial report indicated an impending shortfall of funds so dues need to be raised. Treasurer Matt Pillard explained at the May 12, 2008 TPHOA annual meeting that the primary reason we need a dues increase is because Torrey Pines is now a part of the City of Omaha (annexation occurred last summer) and some of the regular maintenance items once paid by the Sanitary Improvement District (which dissolved after annexation) will now need to be paid for by TPHOA. A general annual budget was provided at the meeting which showed that the current dues would not provide enough funding to meet our annual operating expenses. At this time, due to the insufficiency of funds currently held by TPHOA and because some maintenance contracts for this fiscal year were executed before annexation, an increase in dues to \$60 per year would cover the fiscal year's expenses. At the annual meeting '08 a motion to raise dues to \$60 per year was discussed, then voted on and passed by a majority vote. At the annual meeting next year the dues will be reviewed again in relation to our annual operating expenses and our balance.

### *Dues Reminder*

Since the fiscal year runs July 1 through June 30 annually, ***dues are requested to be paid July 1.*** For those who misplace their newsletter or forget to pay dues, a second reminder will be provided in the fall newsletter. Your name may appear in the fall newsletter as a reminder. ***If dues are not paid*** soon after the fall newsletter, a personal letter will be sent that will describe the payment due, what interest is due, and notice of a lien being placed on your property (article II section 7 of Torrey Pines HOA covenants). The TPHOA wishes to avoid this as it is very time consuming. However, TPHOA has no other means of enforcing payment of dues which are essential to the maintenance of our neighborhood. **Your cooperation will be greatly appreciated.**

**Please use the attached form (on back) to remit your 2008 dues.** Those homeowners who have already paid \$30 need to send an additional \$30. Please contact the Torrey Pines HOA treasurer, Matt Pillard at 445-0984 with any questions regarding dues.



## Summer Picnic

An **Ice Cream Social** was suggested as an attractive alternative to the annual picnic. It would be less expensive, cooler, and the money saved might be used for something else. **Volunteers** are essential to contact suppliers, check prices, pick up supplies on event day, or serve ice cream. We need to know how to keep the ice cream cold. If you could help with any part of this project, please contact Rhonda Zebolsky at [Zebrkz@aol.com](mailto:Zebrkz@aol.com)



## Garage Sale



Get ready! Clean out! Recycle! Someone wants the things you aren't using! Our Torrey Pines **Garage sale** has been slated for the last weekend in June, Thursday the 26<sup>th</sup> through Saturday the 28<sup>th</sup>. There will be an advertisement in the World Herald and several neighborhood signs. Additional signs indicating your own location would be appropriate for the event.

Speaking of signs...We're not supposed to put them in our yards. No political signs, realtors advertising something blocks away (except your own for sale sign) etc. Our **neighborhood covenants** were adopted to protect our property values by keeping the area **looking good**. Please inform yourself and abide by all the rules listed on our website <http://www.torreypinesomaha.com/>

## Heads up!

Here's a tip...

Please be aware that because we are now within the Omaha city limits that more stringent ordinances than we are accustomed to apply to weeds and failure to mow, landscaping which blocks the clear view of traffic (trim it down), many types of fireworks (illegal), extended parking of a vehicle or trailer parking on the street (not allowed), and clearing snow from sidewalks in the winter (must do). There are surely others for everyone to keep track of.

## Odds and Ends

**Bids for services** - We do business with many service providers within the community. Please contact us if you provide or can recommend excellent service in lawn maintenance, irrigation or landscaping, holiday lighting, printing/copies, ice cream or legal services.

**Advertising Sales** - We would like to offer advertising space in our newsletter to help defray the expense of copying. Help us find businesses that would advertise here such as: Real estate agents? Lawn services? Day care / babysitters?



Personal chefs & trainers? If you know someone we could contact please give one of the officers a call.

Last but not least - is your information correct? We're contemplating updating the neighborhood directory. It's really useful when the pet ferret /cat/dog from down the street is hiding in your garage. Please verify that the following information is correct. **If the info is incorrect please correct it on your attached dues slip (and add your phone number if not identified below.**

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Happy summer to all! Drive slowly because kids are out and about!!!



Dues Receipt - please submit with payment of dues

----- -CUT HERE -----

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Amount due: \$60.00

Due date: July 1, 2008

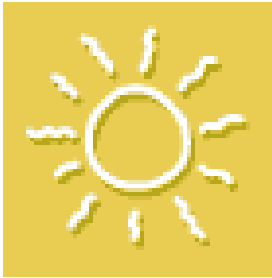
Make checks payable to:

Torrey Pines Homeowners Association  
P.O. Box 359  
Omaha, NE 68010

Check here if you would like to be included in the TPHOA directory

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