

TORREY PINES

October 2008 Newsletter

Greetings Neighbors! Hope you had a nice summer.

I'd like to offer our thanks to the Zebolsky family for hosting the ice cream social in their back yard. A good time was had by all.

Storm Damage

Torrey Pines took a solid hit by the storm that occurred June 27th. While much of the damage has been cleaned up, we are still negotiating with the city in an effort to minimize the cost involved in removing 4 trees from the island at 150th and Spaulding. Once this is accomplished, the homeowners' association will replace three of the trees. To date we have spent \$452.00 in landscape repairs.

Energy Crisis?

The entrance at 153rd and Maple had a temporary power outage. The electrical problems have been resolved. This outage affected our lighting as well as the irrigation system. Repairs have been completed and we are back to normal.

Virtual Pines

We are in the process of enhancing the TPHOA website. Information you will find there will include newsletters, financial reports as well as our covenants. Please take a moment and visit the site.

www.torreypinesomaha.com

Homeowners Association Dues—

If you haven't sent your dues in for 2008, please take the time to do so now. We would like to have everyone paid up by October 15th so we can plan our budget. If you are not sure if you have paid yet, please check the web site. All outstanding accounts will be posted there for your convenience.

If you have not paid your dues, this newsletter will serve as your second written notice. A final notice is always sent as a courtesy to our neighbors who forget, prior to filing of property liens or any other collection action.

Be sure and use the attached payment coupon to assure that your account is credited properly.

Fall Clean-up Opportunity

We will again be placing two dumpsters at 152nd Circle and Spaulding. They will be there for two days (October 25th and 26th) for your convenience. Plan now to take advantage of this opportunity. The usual rules apply. No tires, appliances, solvents or other Chemicals.

Vana ...I would like to buy a vowel!

Someone took our 'E' (so we are now Torrey Pin s.) We are searching for a matching replacement and hope to have that repair completed soon.

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Holiday Lighting

We are currently taking bids for the 153rd street entrance. The criteria we are using will be ease of installation as well as durability. Hopefully this will be completed prior to the Thanksgiving holiday weekend.

Covenant Violations

I'll address this subject from two perspectives.

First, many homeowners assume that many of the covenant violation are not being addressed. To that end, we will start posting current enforcement activities on the web site. The violation being addressed for a given property will be posted as well as the current level of enforcement action.

(Covenant Violations Cont.)

Secondly, the cooperation of the homeowners that are in violation has been very good for the most part and for that I thank those that have worked with us. There are some who seem to ignore our requests for cooperation. As a result, we are looking into the option of assessing fines, liens and other suitable measures as have been defined in the original covenant declaration. We are conducting meetings with other Homeowners Associations to get a general consensus as to how they are addressing like issues in their area. More details will be provided at the public meeting in May.

Covenants are here to help maintain the quality of the neighborhood and to protect the value of your investment.

For your records: Paid _\$_____ Check #_____ Date _____

TORREY PINES HOMEOWNERS ASSOCIATION DUES RECEIPT

Please submit with payment of your dues

CUT HERE

Torrey Pines Homeowners Association annual dues

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