

TORREY PINES

June 2009 Newsletter

Greetings Neighbors! Summer appears to be here and along with that, the annual Torrey Pines Neighborhood Garage Sale.

Garage sale dates are June 17, 18 & 19. The Torrey Pines Homeowners Association will be running ads in various publications, both printed and on the web, so take advantage of this opportunity.

New Board

The election of new officers was conducted at the annual board meeting. Barry Pedersen has rejoined the board after a three year absence. Barry previously served as Treasurer from 2003 to 2006. Barry also served on the board of our SID from 2004 until the annexation. We welcome Barry's experience as we move forward.

Board Positions for 2009—2010

President—Tom Mann

Vice President—Barry Pedersen

Treasurer—Patti Ybarra

Secretary—Steve Schmidt

At Large—Rhonda Zebolsky

Virtual Pines

Work is currently in progress to add an online directory to our website as well as other valuable information. These areas will only be available to our homeowners and will require you to log onto the website. Details of this and other features will be forthcoming. Please take a moment and visit the site.

www.torreypinesomaha.com

Homeowners Association Dues—

It's that time again. You Homeowners Association dues are \$60.00 and must be received by July 1st to avoid any late fees. Please attend to this so we can continue to offer the services and support that keep our neighborhood such a great place to live.

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

Spring and Fall Clean-up

Last year we added an additional fall cleanup date and placed two dumpsters at the 152nd Circle location. The response has been very good for both the spring and fall dates and we are currently looking into adding one or two additional dumpsters to the lineup. Details will be in the fall newsletter.

Torrey Pines Directory

This year we will be producing a printed neighborhood directory. The backside of your payment coupon will have the details that will be included in the directory. You will also have the opportunity to signup for online access to some of the members' features as well as subscribing to an electronic version of the newsletter. Please pay special attention to these areas on the back of your payment coupon.



Pools

The Torrey Pines Homeowners Association Covenants strictly prohibit above ground pools. The bottom line is that as homeowners, we recognize your desire to stay cool in the summer. However, keep in mind above ground pools are not allowed. This decreases the value of your home and your neighbors. As a Board, we are keenly aware of the number of incidents around the metro that happen every year. Beyond a violation, we are also concerned about safety and health of all of our neighbors. Many of our homeowners upon notification don't realize this is a violation and act quickly to resolve the issue. Still others continue to ignore our request to adhere to our covenants. Please take note, as a Board, we will take appropriate action to ensure compliance to this item.

Covenant Reminder

Every year your homeowners association receives a number of complaints. The majority of the received complaints over the past few years can be categorized into several specific covenant areas. As a courtesy to your neighbors please keep the following covenants in mind:

Article 1.8

No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home truck, aircraft, camper truck or similar chattel shall be maintained or stored on any part of Lot (other than in an enclosed structure) for more than twenty (20) days within a calendar year.

Article 1.9

No garbage or trash can or container shall be permitted outside, except for pickup purposes. Please stow your trash receptacles as soon as reasonably possible.

(Covenant Reminder Cont.)

Article 1.12

No swimming pool may extend more than one foot above ground level.

We receive a number of calls about above-ground pools every year. Whereas we recognize that many families with children will often use small wading pools, please keep in mind that beyond a covenants violation, there are safety concerns when these are used and maintained without adequate fencing securing the pool from those who may wander in to use your pool. Torrey Pines has been very fortunate to not have had a pool accident. Waiting until after one happens will be too late and very tragic for some family.

Article 1.19

No temporary structure of any character, and no carport, trailer, open basement, storage or tool shed shall be erected upon or used on any Lot at any time, either temporarily or permanently.



Watering Tips

Soon the hot and dry weather will be with us and with that comes the frequent watering of our thirsty lawns, but are you

getting the most out of each watering session? If you are able to observe water runoff, then any additional watering is to no avail. To get the greatest benefit, try these simple tips:

- Shorten the watering times and increase the frequency. If you notice runoff after a 40 minute interval, try changing the station time to 20 minutes and after all zones are finished, start again at the beginning. Two 20 minute sessions will water more deeply than one 40 minute session will.

Watering Tips (cont.)

- Add gypsum. This additive to your lawn will assist in the penetration of compacted soil for a better result.
- Avoid overwatering your trees in the process. If young trees are in the path of your sprinklers, you could end up killing them through overwatering. This is the single most cause for tree mortality.
- Be considerate of your neighbors when scheduling watering times and intervals. It is somewhat annoying to start mowing only to end up getting showered by a neighbors sprinkler before you can complete the task. Also, try and avoid turning the downhill neighbors lot into a swamp. They will appreciate that.

These measures will help you get the most out of every drop.

Mayor's Hotline

Now that we are part of the city, we are beginning to realize many of the benefits associated with our tax dollars. Many of us have realized a very substantial drop in our property taxes vs. the amount we paid under the SID.

One of the benefits is the Mayor's Hotline. If you have issues involving city services, such as snow removal, overgrown lots, bike path mowing, trailer storage and vehicles in dead storage (to name a few), take action and call the Mayor's Hotline at 444-5555. Many of the City of Omaha ordinances overlap with our own covenants and city enforcement is available. If you are an affected property owner, your call gets the highest degree of consideration and they really do respond.



Printed below is your coupon for your dues payment. In addition to your payment, we are asking for updates directory information as well as additional contact information. **Your email address is only used for the purpose of signing into the Torrey Pines website as well as receiving the newsletter and other notifications electronically. It does not appear in the directory.**

Please let us know if you prefer to eliminate your phone information from the directory.

Cut Here
