

# TORREY PINES

October 2010 Newsletter

**Greetings Neighbors!** Summer is over though temp would not say so. That means fall clean-up is about here: October 22, 23, 24th there will be dumpsters on the lots at: 152nd & Boyd & 152nd and Sprague (on the circle).

**Speaking of clean-up!** Fall is clean-up time before winter and "pride in our neighborhood" is so important not only for home valuation but yourself and for your neighbors. There are way to many homes that: have **yards** in disrepair; **deck** missing from there home for 2 years (city code & covenant violation); **dead trees** (city & covenant violation) with 2-3 on one lot alone; **fence** sections that are down (covenant); **grass** being mowed into the street and not cleaned-up (covenant & city); **yard waste** being dumped into empty lots (even if lot owned by homeowner across the street), this is also a city and covenant violation; large above ground **pools** are a covenant violation but if they are emptied into your yard and thus your neighbors yards they are a city, covenant & **federal EPA violation**. These pools have not been set up with plumbing system to the sewer system as they were suppose to be by city code to drain. According to city it is also violation to **pump** to the storm drain system. We have **cars/ trucks** parked in side and back yards and trailers in driveways which are covenant violations and as usual the list goes on. See copy of covenants: [www.torreypinesomaha.com](http://www.torreypinesomaha.com).

**Homeowners Association Dues!** They were due July 1, 2010. As of, now Nov 1, they will be delinquent and liens will be filed along with interest charges. Your \$60.00 are due NOW. Paying is easier than liens on your home, costs and interest. Those delinquent were sent a separate notice. A list will be posted to the website with the "next" newsletter.

**Torrey Pines Directory!** This was delivered to each home in early summer. It had been five years since the last one had been done. Will try and do every 2-3 years from now on. You will also have the opportunity to sign up for online access to some of the members' features as well as subscribing to an electronic version of the newsletter if you desire. Please let an officer know if interested. It will also save the assoc. postage.

**Legal!** Due to the number of legal & covenant violations that confront TPHA, it was decided to bring on legal counsel. Thus Mr. Mark LaPuzza of Pansing Hogan Ernst & Bachman will act as such when needed. This is the firm that also represent the SID before annexation.

**Arbor Oaks!** Per invitation a member of the TPHA attended on 8/12 the Arbor Oaks Assoc. meeting to review common





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association concerns and events that the two associations might work together on in the future.

**Electrical!** As most are aware there were electrical problems with the lights on the entrance islands last winter, especially with the Christmas lights. Corrections have been made and "hopefully" this time they will continue to work.

### Financials!

Balance 5/1/2010	\$ 3,984.58
Dues Deposited	<u>7,140.00</u>
Balance 9/6/2010	\$11,124.58

Expenses: Newsletters	\$ 361.23
Electric (OPPD)	69.94
Landscaping	1,095.00
PO Box Renewal	<u>56.00</u>
Total Expenses:	\$ 1,582.17

Current Balance: \$ 9,542.41

### Officers!

Association officers are:  
Barry Pedersen - President, 965-3409  
Mike Classen - Vice President, 706-9108  
Todd Cope - Secretary, 963-0467  
Rhonda Zebolsky - Treasurer, 493-0926  
Tom Mann - At Large, 391-6430

**Yard Tips!** This is the time of year you want to make sure there is plenty of moisture in the ground to help your grass and plants thru the "dry air"

of the winter. This includes deep root watering of trees and bushes out to their root edges, aeration and a fertilizer formula of 13-25-12 is recommended. The extra phosphorus is good for rooting this time of year.



### Mayor's Hotline!

As a part of the city, we are beginning to realize many of the benefits associated with our tax dollars. 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, see page 1), 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. Email hotline: [hotline@ci.omaha.ne.us](mailto:hotline@ci.omaha.ne.us)

### 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](http://www.torreypinesomaha.com)**