

# TORREY PINES

## June 2011 Newsletter

**Greetings!** Summer appears to be here and along with that, a reminder of the annual Torrey Pines Neighborhood Garage Sale on **June 23, 24, 25** as noted in April. The TPHA will be running a map/adv in the World Herald that week and Arbor Oaks will have there Sale same weekend.

### **New Board**

The election of new board members was conducted at the annual board meeting on May 9th. Christy Kofoed and Sarah Stevens will fill the vacancies left by Tom Mann & Todd Cope. A big thank you to Tom & Todd for their service.

### **Board Positions for 2011**

President—Barry Pedersen  
Vice President—Michael Classen  
Treasurer—Rhonda Zebolsky  
Secretary— Sarah Stevens  
Board Member—Christy Kofoed

### **Torrey Pines Directory**

The Torrey Pines Directory is being updated and will be distributed later this summer. Please check to insure that your information is correct with the dues receipt at the end of this letter. Also we would appreciate as many email address's as possible so the newsletter and directory items can be sent without postage.

**Spring Clean-up** was an “overflow”. My decision to go to two vs 4 (\$500 vs \$1000) so I cleaned up the mess. Checking with the city on what they have available for this fall.

**Thanks** again to Maverick Construction for use of their lots for the dumpsters, clean-up of trash and mowing on their lots. We also want to thank “most” of the TPHA homeowners for keeping their landscaping and homes in nice looking order. There are always exceptions but most are doing a fantastic job.

### **Homeowners Association Dues—**

The Homeowners Association dues will remain at \$60.00 for the 2011 period. Please ensure that your payment is mailed by July 1st 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.**

### **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 as they can be reviewed on the Torrey website:

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

### **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.

### **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 possible.

**Mayor's Email Hotline: [hotline@ci.omaha.ne.us](mailto:hotline@ci.omaha.ne.us) 444-5555**



## 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 1 foot is a covenants violation.

## 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.

**As of 6/1/11 the Assoc. is keeping track of trailers on 152nd & Taylor & Sprague; 153rd St. trailer in drive, LaBaron on blocks on 154th Ave., corner lot at 152nd Cir. needs mowing and 153rd St. & 151st & Taylor dead tree's in front yards. These are covenant violations and would appreciate your handling before July 1st.**

## Financials from annual meeting

Opening Balance 6/1/6010 \$ 3,652.23

Dues collected thru 5/9/2011 \$ 9,002.41

Balance before expenses \$12,654.64

Total Expenses same period: \$ 8,681.88

Current Balance: \$ 3,972.76

**The board** is looking into the development of a **Covenant Enforcement Fund** to start next year of \$10 per home to cover present and future covenant/legal matters. Will monitor closely this year. You might remind your neighbors if you see a violation as the cost to enforce and especially any legal needs will cost "you" for their violations. More later.

Watch for new up-to-date website in the next 30 days at: [www.torreypinesomaha.com](http://www.torreypinesomaha.com)

## June/July 2010 Survey Results: Is this a valued service: responses and %'s

Phone Directory: Yes-Continue/67 or 73% — No Opinion/8 or 9% — No-Discontinue/17 or 18%

Dumpsters: Yes-Continue/72 or 78% — No Opinion/8 or 9% — No-Discontinue/12 or 13%

Christmas Lights: Yes-Continue/44 or 48% — No Opinion/18 or 20% — No-Discontinue/29 or 32%

Annual Garage Sale: Yes-Continue/32 or 36% — No Opinion/30 or 34% — No-Discontinue/26 or 30%

Dues a good Value: Yes-Continue/60 or 67% — No Opinion/13 or 14% — No-Discontinue/17 or 19%

## # of Households & Summary of Suggested Neighborhood Events:

Family Picnic/Block party—10

Adult Night get-together—3

## # of Households & Summary of Suggested Services/Comments:

Covenant reminders & enforcement—5; better maintenance of 6 remaining vacant lots—4; updated website, "online" directory, leave dues as is, better budget detail —3; additional speed bumps (city) —2; improve notification of dumpster dates (2 months ahead now and again 2-3 weeks before), barking dogs, bike trail mtnc. (bike trail belongs to city), garage sale date same as Arbor Oaks (ours is always last weekend of June & will coincide with Arbor Oaks again this year), remove dues, more dumpsters, entrance sign at 150th & Maple (this is an Arbor Oaks island and entrance—not ours), drop dues to \$20 (would cover little of TPHA expenses)—1.

**TORREY PINES HOMEOWNERS**  
**P.O. BOX 359**  
**BOYSTOWN, NE 68010**

---

CUT

**Dues and Directory Info:**  
**DUES: \$60 DUE JULY 1**

**Torrey Pines Homeowners Assoc.**  
**P.O. BOX 359, BOYSTOWN, NE 68010**

NAME \_\_\_\_\_

SPOUSE \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

**EMAIL FOR ELECTRONIC MAILINGS VS POSTAGE:** \_\_\_\_\_