

TORREY PINES

September 2011 Newsletter

Greetings! Summer appears to be here was my start for the June newsletter and now it is fall. My mother always said the older you get the faster time flies. I have become a believer since older.

First: Fall clean-up will be October 7th-9th weekend. There will be 3 dumpsters at the corner of 152nd Circle. You can not dispose of hazardous material (tires, paint, oil), appliances or garbage.

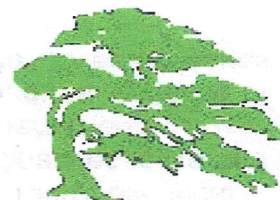
Website: Check out the new up-to-date website at: www.torreypinesomaha.com Thanks to Christy Kofoed for her great work.

Board Reminder: President—Barry Pedersen
Vice President—Michael Classen, Treasurer—Rhonda Zebolsky, Secretary—Sarah Stevens, At Large Board Member—Christy Kofoed. We can all be reached thru the website.

Speaking of the Board: There has been some criticism of the board in relation to how we are handling some covenant issues and we would like to address our stand. The covenants were drawn by the original developers in March of 1996 or 15 years ago. The TPHA has looked into updating but it is \$1,000's to do and we are sure impossible to get the 75% approval necessary from homeowners on what the changes would be. Things have changed for many items in 15 years. More people work from their homes, TV dishes are no longer 4-5 feet wide, home colors, roofs, landscaping, home plans, etc. How many of you turned in home or landscaping drawing's (3 sets) before work being done (violation). We have all broke the covenants in some way. The board is trying to look at each situation brought to our attention. That is what your board is for. EX: Trucks, autos, small trailer used for business. Advertising, trailer itself, business from home, may be violations but many work from home at least part time. Violation if running business from

home. A small trailer in drive due to flooding when usually kept at airport, in driveway, a violation? Talked to, was explained, will be moved back by middle of Sept.

Other: There are issues we still have problems with: parking your trailer (150th & Sahler, Copp's) or boat on the street. Not only covenant but also city code and subject to ticket from city. Also problems in driveways but hey, a relative comes to visit, you bring home to get ready for a trip? Covenants say no more than 20 days in a calendar year and that we will watch. If we see or complaint—we will enforce. Garbage containers must be removed from front eye site within 24 hours of garbage pickup. We have had complaints especially on 152nd St & recycle bin @ 15211 Sprague. RV at 4212 N. 152nd St. If these items are not rectified by October 1 they will be referred to city or our attorney.



Another, and it continues to be the same house at 4109 N. 154th Ave, we have a black Chrysler "parked/ & blocks behind tires" in the driveway sitting for months. Again both covenant and city code violations. One advantage of being in city is we will just complain October 1 to city and abandon auto's are towed. All this takes time and if legal involves money. Please talk to your neighbors. Yard's on 154th Ave, (150th & Boyd and 153rd on corner are better but still need work). Blowing grass clippings into street or leaving on sidewalks. Be pro-active. It is your neighborhood.

Thanks to Roland Taff and his company for talking care of lawn services again this year.

Article 1.8

No boat, camper, trailer, auto-drawn or mounted trailer, mobile home, aircraft, camper 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
444-5555

Homeowners Association Dues—

The Homeowners Association of \$60.00 were due July 1. Most have paid but there are still a few. Please pay your dues and send to: TPHA, Box 359, Boys Town, NE 68010 or take to an officer. They will be delinquent October 1st and interest will start to be charged at 16%, per the covenants.

Torrey Pines Directory

The Torrey Pines Directory continues to be updated and will be distributed at a future date. New email, moved, new neighbors, please let us know thru website. Also we would appreciate as many email address's as possible so the newsletter and directory items can be sent without postage cost. Thank you.

Entrance Islands! As most are aware there were electrical and sprinkler problems with the islands on 153rd again this summer. Lights are "being" corrected. Parts had to be ordered so it has taken longer than anticipated. It was also decided to not expand Christmas lights this year. As for the sprinkler there is a line broke on one of the islands. We may or may not fix this year since it is the end of the year.

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 survive the winter. This

may include deep root watering of trees and bushes out to their root edges, aeration. Most do but always a few. Please keep your yards and homes looking nice.

Financials from annual meeting

Opening Balance 1/1/2011 \$ 3,652.23

Dues collected thru 8/9/2011 \$ 5,040.00

Balance before expenses \$ 8,692.23

Total Expenses same period: \$ 4,939.48

Current Balance: \$ 3,752.75

Board Meeting's: 5/16 Annual; 6/8, 8/8. See website. City contacted on seeding of south side of bike path this fall; plans for new home on 152nd St and landscaping on 153rd; electrical, dumpsters, sprinkler system, finances, covenant fund, neighborhood get-togethers (**need volunteers for a committee**), dues, updating of mailing and email lists, website, covenant issues and new officers.

Welcome to new neighbors we know of: Eric & Jessica Pankoke (new house being built on 152 St.; Laura & Ezra Stubbe, 15203 Taylor St.; Patrick & ? Jankowski, 4333 N. 152nd St.

Due to timing and costs, this newsletter is being delivered to your house vs regular mail.

TPHA Board