

TORREY PINES

October 2012 Newsletter

Greetings Neighbors! Wow, what a scorcher of a summer. If your lawn took a beating like mine did, now is the time to facilitate some recovery procedures.

While fall over-seeding is an excellent approach, don't forget the fall application of fertilizer. This is probably the most important application of the year.

Early forecasts indicate a warm, dry fall which should allow for excellent germination period for new seed. Fall over-seeding allows you to apply a good pre-emergent in the spring without damaging the new plants.

We lost a couple of trees at the 153rd street entrance. These were removed by our landscape contractor and replacement options are currently being evaluated.

Good luck with your landscaping!

Fall Clean-up. The Torrey Pines Homeowners Association will be providing dumpsters for the fall cleanup. There will be three dumpsters available on November 2-4 at the "T" intersection of 152nd and 153rd streets.

As always, no tires, appliances, liquids or other hazardous materials.

Board Positions

Barry Pedersen has resigned from the board due to personal issues. Mike Classen has assumed the position of President effective June 28th.

Homeowners Association Dues—

For those of you who have paid your annual dues, thank-you. These funds are the only source of revenue we have available to maintain the landscaping at the entrances and cul-de-sac areas.

For those who still have dues outstanding, please mail your check as soon as possible to avoid any unnecessary fees. The amount for 2012 is \$70.00 and can be mailed to the following address:
Torrey Pines Homeowners Assn.
PO Box 359
Boys Town, NE 68010

We will be mailing out your dues notice earlier in the year beginning in 2013. The due date is still July 1st. Our bylaws require that we send out a paper statement.



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.

Covenants establish a solid benchmark as to what a prospective home buyer can expect when considering a property in the Torrey Pines neighborhood. Your voluntary compliance with these guidelines is always appreciated.

Upcoming Projects

The Torrey Pines Homeowners Association Board is currently working on repairs to our irrigation system at the 153rd street entrance. This is just a part of the ongoing maintenance issues that we as a board address.



Our goal is to ensure that the watering system is in good working order in preparation for next spring. It appears as though this drought phase is going to be with us for a while.

Emerald Ash Borer

It appears as though the dreaded Emerald Ash Borer is getting closer to our area. There are treatments available and the fall is an excellent time to apply them.

The best form of treatment is a systemic type insecticide which is taken up by the root system and protects the tree from the inside out. Borers that try to establish themselves are quickly eliminated.

Another pest in our area is the **Bronze Birch Borer**. Signs of this type of infestation include yellowing and or dropping of leaves during the normal growing season. White Birch are more susceptible than the River Birch but both can be devastated by an infestation.



River Birch, by their very nature, can tolerate a lot of water. If your tree is getting sufficient water but these symptoms are present then the probable cause is the Birch Borer.

New Construction

We have one less vacant lot in Torrey Pines. One of the remaining lots on 152nd Circle is currently under construction.

There are only a few remaining lots left in the neighborhood. While they are small in numbers, they can present problems for their neighbors when they go unattended. Please keep in mind that lots that become overgrown can be referred to the **Mayor's Hotline**.



We have had a lot of success using this approach since

we were annexed. The Hotline is available for anyone to use so take advantage of it. If you see overgrown lots, abandoned cars and the like, call it in. This will shorten the time it takes to get these problems resolved. (402) 444-5555

New Financial Report Format

Every year at the annual meeting we present a financial report to detail out what services are purchased using the revenue we collect via the annual dues.

Beginning with our next annual meeting (May 13th, 2013) we will be depicting a summary of our fiscal year for our community. This will be published via our newsletter

Going Green!

If you are still getting your newsletter via the US Mail, please register online and get it delivered to your eMail in-box instead.

Register online at

www.TorreyPinesOmaha.com or email us at TorreyPinesOmaha@Cox.Net. This will reduce postage and printing costs and get your issue of the newsletter quicker.