

TORREY PINES

April 2021 TPHOA Newsletter

Home Owners Annual Meeting

Our annual May HOA meeting is set for Monday, May 10. The meeting will be at St. Andrews Church from 7-8pm. We will have a socially distanced in person meeting as well as a Zoom meeting option. Masks will be required for the in-person meeting. A written invite will be sent in the mail to everyone from our PJ Morgan partner as the date approaches. It will also include a Proxy for you if you are unable to attend, so that you can still vote on our upcoming President re-election ballot. This allows you to designate your wishes if you are not able to attend in person or via zoom.

2021 New Neighbors WELCOME!!!

Gabrielle & Jared Wilson-4114 N 153 Street
Timothy Kutsch-15014 Sprague Street

Where can I learn more about Torrey Pines?

www.torreypinesomaha.com

Email us at torreypinesomahane@gmail.com

Find us on Facebook at [Torrey Pines Omaha](https://www.facebook.com/TorreyPinesOmaha)

Join us on [Next Door!](#)

Join us on [LinkedIn](#)

Join us on [Instagram](#)

Board of Directors

Michael Classen	President
Bryan Stavneak	Vice President
Ted Thomsen	Secretary
Jen Murdoch	Community Relations
Christy Kofoed	Treasurer & Web Master

Contact us for more information!!!
torreypinesomahane@gmail.com

TPHOA Events Calendar

Keep up to date on our [EVENTS](#) by visiting our webpage and check out our social media pages!

OPEN Street Captains!-HELP!!!

We still need your help!! Street Captains help the Board distribute information and also work with the Board on their specific street needs! We have several **OPEN** spots! We would love to have a [volunteer](#) (s) to help us out! Get involved!!! Most if not all work is done virtually and not necessarily in person! Literally less than one hour per month if needed.

OPEN Position-150 Street

OPEN Position-152 Street

OPEN Position- Sprague Street

Paul Kazakevicius- Boyd Street

Christy Kofoed-150 Street (TEMP-until we get a volunteer)

Barry Rubin-North 152 Avenue

Bob Johnson-North 152 Circle

Bryan Stavneak-North 152 Street (TEMP-until we get a volunteer)

Patti Ybarra & Jim Rouse-North 153 Street

Cindy Nilus-North 154 Avenue

Anita Wiechman-North 154 Circle

Rita Urban-North 154 Circle

Renee Osborn-Sahler Street

Ted Thomsen-Sprague Street (TEMP-until we get a volunteer)

Kathy Napora & Julie Harris -Taylor Street

We are on Directory Spot!

Are you using our new app?

If you need the instructions to be resent to you or having problems using the app, please contact us via our email! If you are new or recently updated your email, please contact us so we can get this updated for you. Thank you! The app show you who our Board members are and even shows the street captains as well!

COVID Resources

Some great resources on COVID

[CDC Website](#)

[Symptoms and Testing](#)

[Test Nebraska](#)

[Nebraska COVID Dashboard](#)

Home Improvement Projects

Please make yourself familiar with our [covenants](#) and what projects require you to get the HOA Board approval. If you are in doubt it is always better to [ask](#) first! Any improvement done on the outside of your house will generally require you to submit an approval. Thank you for your cooperation!

Yard of the Month (YOM) (June-Sept)

Watch for upcoming winners on our social media!! Your property can win you a \$25 gift card and bragging rights for having the best yard of the month! Who is up for the challenge?

Spring & Fall Clean-up Omaha

Watch our social media for upcoming news on these dates and locations. Tentatively these will be held at the Standing Bear Elementary School sometime in May or June for Spring and in October or November for Fall.

Neighborhood Night Out (NNO)

This is set for August 3rd. Watch our social media for more details to come!

Holiday Lighting Contest

This will take place in December 2021. More details will be posted on our social media site closer to the event!

Neighborhood Watch Program

Even though we didn't have enough interest in making this happen, we still encourage all neighbors to "WATCH" our homes and streets for things that don't seem right. Don't be afraid to call 911 to report!

We Need Your Help! We are so close!!!

TPHOA became a paperless HOA back in September 2014! It is really important that you let our Board know when your email is updated or changed!

We have 157 properties in TPHOA and three properties that prefer to use postal mail. If at all possible, we would love to be 100% paperless! Please let us know if we can get your emails for correspondence so we can reach our 100% Goal! This is strictly confidential and are never shared with 3rd parties! Thank you everyone! We even have the option if you prefer not to give us your email or don't have an email. You could give us your cell phone number and we will text you if there is an urgent message that we need to get to you! Please consider this Option if you are one of the three that are not getting emails from us! And a big thank you to homes that provided their text number!



Friday Night Food Trucks

We are looking to organizing Friday Night Food Trucks to be parked near our Park. If you would be interested in this please let us know! If you know some great food truck vendors we would love to get their contact [Information!](#) Who is your favorite?



Free Little Library

This is up and running and located right next to the basketball court! Hope you are enjoying this FREE addition to our neighborhood!

Trash Can Ordinance and HOA

For more information on the City of Omaha New Trash Collection, check out their [website!](#) The new cans became effective in November of 2020. TPHOA has a covenant restriction that no trash can or trash container is permitted outside except for pick-up purposes. We have had several letters go out from PJ Morgan on their monthly drive throughs on violations of this covenant.



Spring Lawn Preparation

Rake – Raking helps to remove thatch, which is dead grass from the previous season. It is important to clear matted patches of lawn, which can be a sign of snow mold.

Aerate – Lawn aeration is not always preferred in the spring. If you have a heavy traffic lawn from running and playing in the same spot, soil compaction can occur. If you see signs of moss developing, this is also due to compacted soil. Either of these conditions may require aerating the lawn.

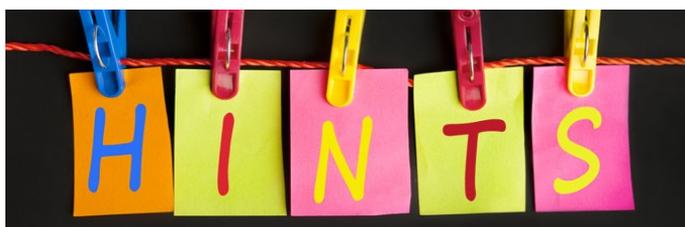
Assess – Send a soil sample to Midwest labs (\$15) to determine the pH level of your soil. If your soil is acidic, add garden lime (calcium carbonate). If your soil is basic, add sulfur. Both can be found at garden centers.

Overseed – When / if overseeding, add a slow release nitrogen fertilizer with, or after seeding. Fall is the preferred time to overseed, but if you have many bare patches or dog spots, now is the time to seed.

Fertilize – Apply mid-March to mid-April. Ensure you are not adding too much fertilizer to your lawn. Too much nitrogen can weaken the grass and roots. When you mow, mulch your lawn and don't bag it. Grass clippings contain the majority of the fertilizer you apply.

Pre-emergent - Apply prior to weeds forming. The primary weed culprit is crabgrass, which forms when temperatures are consistently between 65 and 70 degrees. NOTE, if you overseed, pre-emergent will prevent new grass from growing.

Service – Service your mower prior to using it. Check that it starts properly. Change the spark plug and filter. If you forgot to empty the gas tank, do that now. Ensure your mower blades are sharp.



We will be planting trees at the Park on Arbor Day as part of our final phase of the City Grant! Please watch our FB & NextDoor page for sign up information!

Spring Home Maintenance

Interior – Check HVAC filters, clean and inspect window screens, check for moisture in the basement and crawl space, trim plants around A/C unit, have A/C unit serviced, ensure sump pump (and backup sump pump) are in working order.

Exterior – Inspect gutters and downspouts for damage, trim trees and shrubs near / touching the house, inspect window and door caulking for cracks and damage, inspect wooden structures for rot or signs of termite damage, inspect sprinkler system for damage.

Pear Leaf Rust

Recommendations: A control for rust diseases must only be applied preventatively. Once the symptoms are visible on the leaf, it is too late to do anything about pear rust, especially once the month of May is over. The fungus that causes rust is only active in April-May time period, which is when the disease infection occurs on pear trees.

If you would like to control the disease the following year, consider using a fungicide next year that contains the active ingredient myclobutanil (Immunox, Immunox Plus, or Fertilome F-Stop Lawn & Garden Spray). There are other fungicides that will work but those with myclobutanil have an advantage. Most fungicides must be present on the foliage before the disease spore germinates or they are ineffective. Myclobutanil will kill the rust spore up to 4 days after it germinates. This can be very beneficial in disease control. Normally to control rust on pear trees, the recommendation is that trees be sprayed every 7 to 10 days starting at the beginning of April through May. However, since we have this 4-day kickback with myclobutanil, we can wait until we actually see evidence of spores being released before we spray. How do we do that? First of all, remember that cedar-apple rust and cedar-hawthorn rust must go back and forth between junipers (cedars) and crabapples or apples (or pears in this case). The spores from junipers can only infect apples or pears and those from apples or pears can only infect junipers. Therefore, we look at the juniper to see when to spray either apples or pears.

*See this [attachment](#) provided by our friends at Lanoha Nurseries on more ideas and tips on this issue!

Profit and Loss Statement - Year to Date		
2021	As of 4/1/2021	
	Starting Balance 12/31/2020	\$7,692.47
	INCOME RECEIVED	
	Homeowner's Due 2020-lien paid and removed	\$108.00
	Homeowner's Due 2021-paid check (80)	\$6,000.00
	Homeowner's Due 2021-paid paypal (54)	\$4,050.00
	Homeowner's Due 2021-paid wave (23)	\$1,725.00
	157 Properties - Paid to Date 157 Properties	\$0.00
	Bank Dividends	\$1.23
	TOTAL INCOME	\$11,884.23
	EXPENSES	
	Advertising -Omaha World Herald	\$0.00
	Bank Charges-Deposit Slip Reorder	\$0.00
	Christmas Decorations, Labor and Storage	\$0.00
	Douglas County Deeds Retrieval	\$0.00
	Directory Software Subscription	\$0.00
	Holiday Lights Contest Gift Cards	\$0.00
	Landscaping	\$1,336.00
	Legal Fees-Homeowner Legal Letters (3)	\$0.00
	Lien Fees Paid/Released	\$10.00
	Meeting Hall Fee	\$0.00
	National Night Out	\$0.00
	Office/ Billing /Supplies/Printing & Reproductions	\$86.07
	Paypal Transactions Fees (54 paid)	\$105.60
	PJ Morgan Property Mgmt. Monthly Fees	\$375.00
	PO Box Fee Renewal	\$0.00
	Postage	\$0.00
	Quickbooks Subscription	\$38.51
	Refund of Overpaid Dues	\$0.00
	Repairs and Maintenance	\$0.00
	State Filing Non-Profit	\$23.00
	Software Renewal & Subscriptions	\$182.85
	Utilities: MUD	\$177.21
	Utilities: OPPD	\$129.50
	Wave Transaction Fees (23)	\$54.45
	Website-Domain Fees	\$89.88
	Welcome Package Gifts	\$0.00
	Yard of the Month gift Cards	\$0.00
	TOTAL EXPENSES	\$2,608.07
	Checking Balance YTD	\$16,968.63