

TORREY PINES

April 2022 TPHOA Newsletter

Home Owners Annual Meeting

Our annual May HOA meeting is set for Monday, May 9. The meeting will be at St. Andrews Church from 7-8pm. We will have a in person meeting as well as a Zoom meeting option. 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. This allows you to designate your wishes if you are not able to attend in person or via zoom.

New Neighbors **WELCOME!!!**

Skip & Kathy Nilius, 4324 N 154 Avenue
Jeffrey & Jessica Fitzgerald, 15304 Taylor St.

Where can I learn more about Torrey Pines?

www.torреypinesomaha.com

Email us at torреypinesomahane@gmail.com

Find us on Facebook at [Torrey Pines Omaha](#)

Join us on [Next Door!](#)

Join us on [LinkedIn](#)

Join us on [Instagram](#)

Board of Directors

Michael Classen	President
Bryan Stavneak	Vice President
OPEN POSITION	Secretary
Jenna Guynan (new)	Community Relations
Christy Kofoed	Treasurer & Web Master

Contact us for more information!!!

torреypinesomahane@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 ONE open SPOT Literally less than one hour per month if needed.

Paul Kazakevicius- Boyd Street
Christy Kofoed-150 Street
Barry Rubin-North 152 Avenue
Bob Johnson-North 152 Circle
OPEN SPOT-North 152 Street
Patti Ybarra & Jim Rouse-North 153 Street
Joe Lofshult-North 154 Avenue
Anita Wiechman-North 154 Circle
Rita Urban-North 154 Circle
Renee Osborn-Sahler Street
Timothy Kutsch-Sprague Street
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!



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! Please see our Project [Approval Request Form](#) online!

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

This is on hold until we have a volunteer to organize and run this event.

Spring & Fall Clean-up Omaha

This is on hold until we have a volunteer to organize and be present at the location site. The City of Omaha requires us to provide people to volunteer at the site.

Neighborhood Night Out (NNO)

This is set for August 2nd. Feel free to turn on your porch light and sit in your driveway to encourage the meeting and visiting with your neighbors!

Holiday Lighting Contest

This is on hold until we have a volunteer to organize and run this event.

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 we are missing 2 homeowners emails or text number.

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! 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 two that are not getting emails from us!

And a big thank you to homes that provided their text number or email to us!!



Friday Night Food Trucks

We would still love to offer this perk, but we are in need of volunteers to help organize this. Feel free to [reach out to us!!](#)



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!](#)



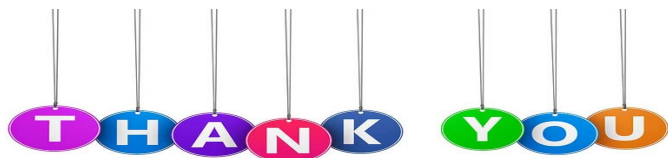
The new cans became effective in November of 2020. TPHOA has a covenant restriction that no trash can or trash container is permitted outside except for pick-up purposes. We have had several letters go out from PJ Morgan on their monthly drive throughs on violations of this covenant.

We are working on coming up with options to store these outside as long as they are completely enclosed and can not be seen from the street. If you are a homeowner that would like to take part in this discussion, please [contact us!!](#)



2022 HOA Dues Update

All 157 properties are paid for the 2022 HOA dues and no property required a lien to be placed! Thank you for everyone paying on time!



2022 OPEN Board Position



We had our secretary and community relations board positions resign due to personal time constraints and prior commitments. We are looking for 1 volunteer

to join the board. The board meets once a month, usually for less than 1 hour and these meetings are run with our PJ Morgan Partner. If you are interested in making a difference in your neighborhood, please consider volunteering to join us!! If you would like more [information](#) on this, please let us know!! **Please welcome our new Community Relation board member, Jenna Gynan!!!**



PJ Morgan Partnership

As you know we partnered with PJ Morgan in 2020 due help with covenants and help with legal partnerships for the HOA. We have had an excellent relationship with them and are considering extending that relationship for them to take on all property management for the HOA. The Board will be making this decision soon, and we would love to hear your [feedback](#) on this!

Spring Lawn Care Reminders!

- Tune up your mower
- Rake and Dethatch
- Aerate
- Mow High
- Overseed
- Fertilize

- Start-up the Sprinkler System
- Trim bushes, shrubs and trees



Spring Home Care Reminders!

- Inspect your Roof
- Clean Gutters
- Clean or Repair Window Screens
- Inspect the Concrete
- Touch Up Exterior Paint
- Service A/C unit
- Check for Termites
- Re-caulk around windows and doors
- Reverse ceiling Fans
- Spring Clean & Purge

Profit and Loss Statement		
2021		
	Starting Balance at 1/1/2021:	\$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	
	Bank Dividends	\$6.37
	TOTAL INCOME	\$11,889.37
	EXPENSES	
	Advertising -Omaha World Herald	\$99.76
	Bank Charges-Deposit Slip Re-order	\$0.00
	Christmas Decorations, Labor and Storage	\$0.00
	Douglas County Deeds Retrieval	\$0.00
	Directory Software Subscription	\$200.00
	Holiday Lights Contest Gift Cards	\$300.00
	Landscaping	\$4,790.00
	Legal Fees-Homeowner Legal Letters (3)	\$467.50
	Lien Fees Paid/Released	\$10.00
	Meeting Hall Fee	\$25.00
	National Night Out	\$0.00
	Office/ Billing /Supplies/Printing & Reproductions	\$416.50
	Paypal Transactions Fees (54 paid)	\$105.60
	PJ Morgan Property Mgmt Monthly Fees	\$1,500.00
	PO Box Fee Renewal	\$166.00
	Postage	\$111.85
	Quickbooks Subscription	\$308.51
	Refund of Overpaid Dues	\$0.00
	Repairs and Maintenance	\$1,729.23
	State Filing Non-Profit	\$23.00
	Software Renewal & Subscriptions	\$392.61
	Utilities: MUD	\$1,610.43
	Utilities: OPPD	\$449.12
	Wave Transaction Fees (23)	\$54.45
	Website-Domain Fees	\$233.33
	Welcome Package Gifts	\$74.00
	Yard of the Month gift Cards	\$53.20
	TOTAL EXPENSES	\$13,120.09
	Checking Balance at the end of 2021:	\$6,461.75