

TORREY PINES

October 2023 TPHA Newsletter

Home Owners Annual Meeting-2024

We have an ANNUAL Home owners meeting every year, as mandated in our bylaws to be the 2nd Monday of each May unless that meeting falls on a holiday, and then it is the following Monday. We had one instance this did not occur, and that was due to COVID in 2020, in which the City and State shut down all meeting such as this, and the Church was not available for us until November of 2020. Please make note that we will always post this on our website and send written notice via email, since we have been considered a GREEN paperless HOA as of 2014. To help keep postal expenses down, you will receive reminders on this via social media and email. Our next meeting will be held on Monday **May 13, 2024** at 7pm at our standard meeting place of St. Andrews Church.

New Neighbors **WELCOME!!!**

Benjamin & Kelsey Zimmer-4015 N 152 Ave
Luke & Jennifer Johnson-15112 Sprague St.

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](#)

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
Jennifer Johnson	Community Relations
Christy Kofoed	Treasurer & Web Master

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

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 TWO open SPOTS 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
OPEN SPOT-Sprague Street
Kathy Napora & Julie Harris -Taylor Street

Update on Directory Spot!

This app will no longer be available under 11/1/2023, due to the survey results of removing it. Please note you can print out a directly prior to the app being retired. This saves the HOA approximately \$200 a year in renewal fees!

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! Please note that it generally takes 24-72 hours for a decision on projects, so please plan accordingly. We have made the form very user friendly, so check out the improved form!

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

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

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. HOWEVER, you are open to attend these event as they are put on FREE by the City, TPHOA is just not a sponsor of these events, since we have to have volunteers to work this events.

Neighborhood Night Out (NNO)

This was held on August 2nd. This is National Recognized event, feel free to upload any pictures to our social media if you took part in this!

Holiday Lighting Contest

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

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 1 homeowner that refuses to give us their email or text number. Please remember it will help cut down on postal expenses to have emails or text phone numbers

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!

A big thank you to homes that provided their text number or email 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! And even though it has been vandalized multiple times, we have had super great neighbors that have repaired the library for free! If you see any destruction to this, please let us know and also call the non-emergency hotline at 402.444.4877.

Trash Can Ordinance and HOA

For more information on the City of Omaha New Trash Collection, check out their [website!](#)

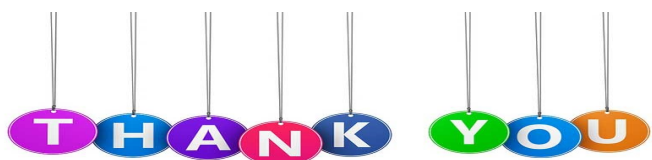
TPHOA has a covenant restriction that no trash can or trash container is permitted outside except for pick-up purposes or if you are waiting on the City to repair your cart.

You can fill out a project request to add a matching fence to completely hide your carts, that matches your existing fence and house structure for review and approval. Keeping in mind this can not be a plastic storage like solution, it needs to be completely covered from the street and must tie into your existing house structure. Otherwise all trashcan carts **MUST** be stored in your garage or in your backyard (not visible from the street) per the covenants/



2023 Special Assessment Update

All but 2 of the 157 properties are paid for the 2023 HOA special assessment that was due August 15. Those 2 properties have had liens placed against their property. A big Thank you for everyone paying on time!



Arbor Oaks HOA and Islands on 150th and Maple

We learned back in May that the Arbor Oaks HOA was dissolved. We have been working with the City of Omaha for the past couple of months to discuss the first two islands on the entrance of 150th and Maple which were previously owned by Arbor Oaks. After much discussion and deliberation we have determined it is not financially beneficial for TPHOA to take over those two island from the City. Especially in light of our recent dues increase, we do not want to take on the increase and burden of maintaining those additional islands and changing out the signage on the 150 Main Island. The City will be completely removing the 2nd island –which has some diseased trees on that island and those along with the island itself will be completely removed. The main 150 entrance with the Arbor Oaks signage and weeds on that island, will be completely removed by the City and turned into a concrete island.

The Board felt the huge expense of taking on that island and having to completely replace the signage and landscaping that it was just not appropriate at this time to take on that huge expense, so the City will be handling the islands, which previously were on hold for a couple of months.

150th and Maple Island Continued

As much as we would have liked to take on the ownership and redesign of that island, the cost would be over \$15K and that just wasn't something viable at this point.

We will look into revamping and modernizing our Main Island that is on 153rd and Maple in the future, as recently suggested at our last TPHOA Annual meeting in May of 2023. More to come on that in 2024.

The City will be making those 150th and Maple island repairs and reconstruction in the coming weeks.

Seasonal Yard Waste Collection

The City of Omaha will offer free yard waste collection on your regular collection dates for 6 consecutive weeks starting on October 23 and ending on December 1, 2023.

Stickers are not required on your paper yard waste bags during this time. These bags will be collected separately and composted to make Oma-Gro. Bags must not weigh more than 40 pounds. Bundles of twigs still require a sticker during this time, but fitting twigs and brush in your paper yard waste bag is acceptable!

For more information and tips please see go to www.wasteline.org .

PJ Morgan Partnership

As of 8/1/2023 we have dissolved our Partnership with PJ Morgan in efforts to help our budget and financial budget. They are still available to us on a consultative ad-hoc partner if something should arise in the future.

Fall Clean-up Omaha

Fall clean up is OPEN and FREE to all City of Omaha households!

The 2023 Fall Cleanup will take place on the four Saturdays of October (10/7, 14, 21 and 28). Each Saturday, multiple neighborhoods in a specific section of the city will accept items for disposal and recycling between 9am-2pm.

The one closest to our area is planned on 10/21/2023 at Grace Abbott Elementary School located at 1313 N 156th Street.

For more information, click [here!](#)

TPHOA Vision Statement

We envision a community that offers an inspiring lifestyle and quality of life, and is a desirable place in which to live and enjoy the benefits of family, friends and our community.

TPHOA Mission Statement

Our mission is to enhance and preserve the Quality of life and sense of community through effective and efficient management of the Association, enforcement of rules and covenants to preserve property values, and support initiatives and capital improvements that benefits the greater good of the community.

We are SOCIAL!

Join us on these social networks!!

Find us on [Facebook](#)

Find us on [Nextdoor](#)

Find us on [LinkedIn](#)

Find Us on [Instagram](#)

Property Inspections

As you know we are no longer with PJ Morgan as of August 1st. In effort to ensure that we continue to live in our Torrey Pines [Mission Statement](#) in trying to enhance and preserve our property values and ensure we have a desirable place in the community, our Board will continue to do random property inspections similar to what PJ Morgan was previously doing for us.

Since we do not want to “police” our neighborhood, we need the help of our HOA! We need you to make sure you are doing your part to adhere to our [covenants](#) and keeping your home’s curb appeal maintained in a way that will enhance and preserve our neighborhood. We understand that some homeowners may be not able to keep up their curb appeal, due to extraordinary circumstances, if that is the case, we ask that you reach out to the Board, so that we can make note of this and perhaps be able to help or provide links to resources that may be available. We have a variety of homeowners from young to seniors. Helping one another is part of just being a great neighbor. Which in looking up what it means to be a good neighbor- “A good neighbor is someone who is friendly, considerate, and respectful of your space and privacy. They help serve in good times and bad. They maintain the exterior of their house and lawn to the same level as the rest of the neighborhood. Good Neighbors actions support the community”.

We have a lot of great neighbors in TPHA! But we can do better, as we have a few neighbors that need help ensuring their exterior is meeting the quality standards that we want to keep high, to encourage the best curb appeal outcome.

Going forward, we will no longer send covenant violation letters in the postal mail, but rather send those via email as a friendly courteous reminder. We are doing this in efforts to keep costs down, and because we adopted a paperless (green) environment back in 2014, for our communications. Of course, the exception to this rule is we will always, postal mail out HOA invoices each year, and any lien notifications. It is very important that you keep the Board updated on your current email address, so ensure you are receiving communication in a timely manner.

We do have some neighbors that have multiple Outstanding violations and have not contacted the Board to discuss, for those situations a letter will be sent and voting privileges will be removed, per our Bylaws.

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Profit and Loss Statement - Year to Date	
As of 10/1/2023	
2023	
Starting Balance 12/31/2022	\$3,684.92
INCOME RECEIVED	
Homeowner's Due 2023:	
Homeowner's Due-paid check (82)	\$6,150.00
Homeowner's Due-paid paypal (72)	\$5,400.00
Homeowner's Due-paid late paypal (2)	\$174.00
Homeowner's Due-paid paypal (1) (late lien)	\$108.00
Special Assessment-paid check (90)-\$18.75	\$1,687.50
Special Assessment-paid paypal (47)-\$19.60	\$921.20
Special Assess.-paid more than \$18.75-as donation (1 check at \$20)	\$20.00
Spec Assess-paid more than \$19.60-as donation (2-19.75, 1-19.90 and 1 at \$20-paypal)	\$79.40
Special Assessment-paid check LATE (8) -\$21.75	\$174.00
Special Assessment-paid paypal LATE (5)-\$23.00	\$115.00
2 Homeowners did not pay-turned over to LIENS	
157 Properties - Paid to Date 157 Properties-Dues	
Bank Dividends-monthly	\$3.29
TOTAL INCOME	\$14,832.39
EXPENSES	
	Actual Amounts
Advertising -Omaha World Herald	\$0.00
Bank Charges-Check reorders or NSF	\$29.63
Christmas Decorations, Labor and Storage	\$670.00
Douglas County Deeds Retrieval	\$0.00
Directory Software Subscription	\$0.00
Holiday Lights Contest Gift Cards	\$0.00
Landscaping & Mulch	\$2,760.00
Legal Fees-Homeowner Legal Letters	\$0.00
Lien Fees Paid/Released (passed along to homeowners)	\$71.88
Meeting Hall Fee	\$50.00
National Night Out	\$0.00
Office/ Billing /Supplies/Printing & Reproductions	\$233.01
Paypal Transactions Fees (not includede in Dues)	\$150.13
Paypal Transactions Fees (included in special assess)	\$52.31
PJ Morgan Property Mgmt Monthly Fees	\$875.00
PO Box Fee Renewal	\$188.73
Postage	\$97.50
Quickbooks/Quicken Subscription	\$0.00
Refund of Overpaid Dues	\$0.00
Repairs and Maintenance	\$252.00
State Filing Non-Profit	\$28.00
Software Office Renewal & Subscriptions	\$182.85
Utilities: MUD	\$680.00
Utilities: OPPD	\$330.94
Website-Domain Fees	\$242.27
Welcome Package Gifts/Thank you GC	\$0.00
Yard of the Month gift Cards	\$0.00
TOTAL EXPENSES	\$6,894.25
Checking Balance YTD	\$11,623.06