

TORREY PINES

April 2020 Newsletter

Hello Neighbors!

We hope you are doing well in this unprecedented time in our history! We wanted to share our electronic newsletter with you all. We hope you all stay safe and healthy while we get through the coming months ahead of COVID-19.

May Home Owners Annual Meeting

Our annual May HOA meeting set for May 11 is being rescheduled due to COVID-19. We will be meeting sometime in August. Watch for more information on our webpage and social media! If you have any immediate questions, please contact us via email!

Moving in or out?

Are you new to the neighborhood or know someone that recently moved into Torrey Pines -please let us know ! We have a new Welcome Gift Program to welcome our new neighbors! We don't always get contacted by your title company, so please help communicate this to us! Thank you!

Where can I learn more about Torrey Pines?

www.torreypinetomaha.com

Email us at torreypinetomahane@gmail.com
Find us on Facebook at [Torrey Pines Omaha](#)
Join us on [Next Door!](#)
Join us on [LinkedIn](#)
Join us on [Instagram](#)

Board Members

Michael Classen– President
Bryan Stavneak– Vice President
Jean Stimson– Secretary
Jen Murdoch-Community Relations
Christy Kofoed– Treasurer & Web Master

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

Street Captains!

Looking for your street captain? Find them in the directory! Street Captains help the Board distribute information and also work with the Board on their specific street needs! Make sure you know who your street captain is and take the time to meet them!

Lisa Moes-Boyd Street
Christy Kofoed-150 Street
Joe Kass & Barry Rubin-North 152 Avenue
Bob Johnson-North 152 Circle
Tom Peal-North 152 Street
Patti Ybarra-North 153 Street
Ric Miller-North 154 Avenue
Anita Wiechman-North 154 Circle
Rita Urban-North 154 Circle
Renee Osborn-Sahler Street
Jolie Hall-Sprague Street
Julie Harris-Taylor Street



Welcome New Neighbors in 2020

Paul and Norma Ford at 4015 North 152 Ave!

We are on DirectorySpot!

Did you get our email to download our new Directory Spot app? It is free for iPhone users or Google Play (android users) or you can also access the data from the web using your computer. This is a great app to be able to communicate with your neighbors as it is completely private and secure and you can make changes to your contact information directly from the app. If you need the instructions to be resent to you or having problems using the app, please contact us via our email! Thank you!

The app shows you who our Board members are and even shows your street captains as well!

Homeowners Association Dues for 2020

All Homeowners received a paper mailed statement for the 2020 dues the first week of December. The 2020 dues in the amount of \$75 were due on 1/15/20. If you have any questions about this process please contact us at torreypinesomahane@gmail.com. I am happy to report that we received all HOA Dues with the exception of one homeowner.

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

We are still determining if we plan on continuing this activity. We would love to have your feedback-please reach out to us at torreypinesomahane@gmail.com to let us know if you enjoyed this activity!

Spring Clean-up Omaha

Due to the COVID-19 pandemic this is being cancelled by the City of Omaha. They are hoping to have their Fall Clean up sometime in October or November. Please watch our social media and webpage for more information.

Neighborhood Night Out (NNO)

Normally this is in the month of August, however with the COVID-19 pandemic this is being postponed until October 6th. As we get closer to October please watch our social media and webpage for more information.

Holiday Lighting Contest

Did you get a chance to see the 2019 Holiday Lights Winning houses? Our winners were:

Scott & Sue Kutschkau-4017 N 152nd Circle-1st Place

Travis & Sara Jo Corlis-3914 N 152 Ave- 2nd Place

John & Jill Gocken- 15015 Sprague Street-3rd Place



Neighborhood Watch Program

We are still working with the Street Captains on trying to accomplish this effort. We put this on hold due to social distancing, and lack of neighbors wanting to participate. In order to establish this we have to have at least 70% of our neighbors give their approval. Since we do not have this approval at this time. We are putting this item on hold until further notice.

Torrey Pines Park Improvement & Beautification

Torrey Pines HOA has been collaborating with Arbor Oaks HOA & Westin Hills on Park Improvement. A focus group was formed and members submitted ideas as to what our neighborhoods desired for our Park. Since the Park is owned by the City, approval has to be obtained for any projects in the Park. The approved projects are:

- Dog Waste Stations
- Additional Benches
- Trees
- Fence around South and West side of BB Court

We had many ideas to beautify the Park with perennial plantings and shrubs, but the City is opposed to anything requiring long-term maintenance, so those projects were not approved.

Arbor Oaks and Torrey Pines HOA have submitted Grants for our projects. If awarded, the Omaha Community Foundation Grant can be as much as \$10,000. The Mayoral Grant was submitted March 24th and if awarded, can be up to \$5000.00. The results will be known in May. These projects do involve volunteer labor, so we will be looking for people to fill that role. Westin Hills will be coordinating our efforts by recruiting volunteers. Last Fall this group got together with 28 volunteers and trimmed tree suckers, picked up trash and mulched trees. With this kind community spirit, we can accomplish a lot. * If grants are awarded AND after final approval from the City, then the projects can commence. All projects are dependent upon the amount awarded.



Thank you Jean Stimson!!!

The Torrey Pines Board wishes to acknowledge the countless hours that Jean Stimson did on this Focus Group and her Leadership efforts on this. She has been truly amazing and we are so lucky she headed up this project and we are hoping to have more information on this in the coming months!

Home Maintenance Tips

Clean your gutters. Clogged gutters open your home to water damage—and there's a good chance you won't notice the damage until you need an expensive repair.

Clean or replace HVAC filters. You need to do this more than once a year. A dirty filter forces your heat, ventilation and air conditioning system to work harder.

Clean your dryer vent. Not all lint gets caught in the lint trap; some makes its way into the dryer vent. A clean vent will save you money by reducing the time your dryer has to run, while a plugged vent not only wastes money but could cause a house fire.

Clean and repair your screens. Gently scrub on a flat surface with soapy water. Patch small holes as needed.

Clean decks, driveways, fences and other outside surfaces. A pressure washer makes this job easier. If you don't have one, borrow one from a neighbor or consider renting one from a home center. While you're cleaning, inspect for damage.

Repair any cracked or peeling paint. A good paint job makes your home look nice, while providing a protective barrier from the elements. Touch-up painting is easy to do and inexpensive.

Vacuum your refrigerator coils. The coils you'll find on the bottom or back of your fridge conduct the hot air from inside the unit. If they're coated with dust, they do the job less efficiently and cause your refrigerator to work harder. This means a higher electric bill, and possibly damage to the refrigerator.

Check seals around windows and doors. Winter weather can crack and harden caulk and other weather seals. Inspect them and repair or replace as needed. You'll reduce your air conditioning bill and prevent water from entering your home and causing damage.

Clear vegetation around your AC compressor. To work efficiently, the compressor needs good airflow. To ensure this, prune any plant growth that could block it.

Flush your water heater. Over time, water heater sludge accumulates at the bottom of a tank as minerals, sediment and other deposits settle in the water. Flushing out these deposits prolongs the heater's life and prevents malfunctions, such as cold bursts of water, or water heater failure. Search online for step-by-step guides, or videos, to learn the proper way.

Spring Lawn Care Tips

Sharpen mower blades to ensure clean cuts. A dull blade tears the grass, leaving jagged edges that discolor the lawn and invite pathogens. Sharpen mower blades once each month during grass cutting season. Have a backup blade (about \$20) so that a sharp one is always on hand.

Tune up your mower with a new sparkplug (\$3 to \$5) and air filter (\$5 to \$10). Your mower might not need a new sparkplug every season, but changing it is a simple job, and doing it every year ensures you won't forget the last time you replaced it.

Rake. Spring raking removes lingering fall leaves and grass blades that didn't survive winter. Left alone, these dead blades and leaves add to your lawn's thatch layer. Raking also loosens matted grass clumps caused by snow mold, which can smother new growth.

Fertilizing. Apply spring fertilizer roughly three weeks after grass starts greening. Fertilize too early and you risk feeding weeds and creating fertilizer runoff.

Aerating. Aerating punches small holes in your lawn so water, fertilizers, and oxygen reach grass roots. Pick a day when the soil is damp but not soaked so the aeration machine can work efficiently.

Pre-emergent herbicides. Now is the time to apply a pre-emergent herbicide to prevent crabgrass and other weeds from taking root in your lawn. A soil thermometer is a handy helper and you can pick one up for \$10 to \$20. When your soil temperature reaches 58 degrees — the temperature at which crabgrass begins to germinate — it's time to apply the herbicide. Be cautious though. If you choose to apply a pre-emergent, it will be active for up to 12 weeks, which will also prevent any new grass growth from spring over seeding.

**TPHOA FINANCIAL STATEMENT
2019 (1/1/19-12/31/19)**

As of 12/31/2019	
Starting Balance 12/31/2018	\$8,254.76
INCOME RECEIVED	
Homeowner's Due 2019-paid cash/check (96)	\$7,275.00
Homeowner's Due 2019-late paid cash/check (1)	\$87.00
Homeowner's Due 2019 -paid paypal (56)	\$4,200.00
Homeowner's Due 2019-late paid paypal (4)	\$348.00
157 Properties - Paid to Date 157 Properties	
Bank Dividends	\$6.46
TOTAL INCOME	\$11,916.46
EXPENSES	
Advertising -Omaha World Herald	\$90.32
Bank Charges-Deposit Slip Reorder	\$55.26
Christmas Decorations, Labor and Storage	\$270.00
Directory Software Subscription	\$200.00
Holiday Light Gift Cards	\$150.00
Landscaping	\$8,275.35
Lien Fees Paid/Released	\$26.00
Little Library Deposit (will be reimbursed)	\$466.03
Meeting Hall Fee	\$25.00
National Night Out	\$197.55
Office/ Billing /Supplies/Printing & Reproductions	\$408.91
Paypal Transactions Fees (60 paid)	\$118.34
PO Box Fee Renewal	\$118.00
Postage	\$28.70
Quickbooks	\$270.00
Refund of Overpaid Dues	\$0.00
Repairs and Maintenance	\$182.47
State Filing Non-Profit	\$25.70
Software Renewal & Subscriptions	\$332.63
Utilities: MUD	\$1,256.06
Utilities: OPPD	\$499.06
Website-Domain Fees	\$215.01
Welcome Packages & Gifts	\$23.23
Yard of the Month	\$277.07
TOTAL EXPENSES	\$13,510.69
Checking Balance End of Year	\$6,660.53

**TPHOA FINANCIAL STATEMENT
2020 YTD (1/1/20-4/1/20)**

As of 4/1/2020	
Starting Balance 12/31/2019	\$6,660.53
INCOME RECEIVED	
Homeowner's Due 2020-paid check (101)	\$7,575.00
Homeowner's Due 2020-late paid check (2)	\$174.00
Homeowner's Due 2020-paid paypal (50)	\$3,750.00
Homeowner's Due 2020-late paid paypal (3)	\$261.00
157 Properties - Paid to Date 156 Properties	
Little Library Reimbursed from Pacific Heights	\$466.03
1 Properties-LIENs to be Filed	
Bank Dividends	\$1.78
TOTAL INCOME	\$12,227.81
EXPENSES	
Advertising -Omaha World Herald	
Bank Charges-Deposit Slip Reorder	
Christmas Decorations, Labor and Storage	\$840.00
Directory Software Subscription	
Holiday Light Gift Cards	
Landscaping	
Lien Fees Paid/Released	
Little Library Deposit (will be reimbursed)	
Meeting Hall Fee	
National Night Out	
Office/ Billing /Supplies/Printing & Reproductions	
Paypal Transactions Fees (53 paid)	\$104.73
PO Box Fee Renewal	
Postage	
QuickBooks	
Refund of Overpaid Dues	
Repairs and Maintenance	\$6.41
State Filing Non-Profit	
Software Renewal & Subscriptions	\$272.73
Utilities: MUD	\$177.21
Utilities: OPPD	\$129.88
Website-Domain Fees	
Welcome Packages & Gifts	
Yard of the Month	
TOTAL EXPENSES	\$1,530.96
Checking Balance YTD	\$17,357.38