

TORREY PINES

April 2013 Newsletter

Hello Neighbors!

We are all anxiously awaiting Spring to arrive! It has been a long winter and we hope that you all had a great 2012 and that 2013 will bring great things for you and your families!



With Spring hopefully on its way, we plan to have Spring Cleanup for our neighborhood by having 3 dumpsters available for our neighborhood from April

26-28. Please remember that you can not dispose of hazardous materials (tires, paint, oil) or appliances. Thank you for our cooperation! The location of the dumpster is yet to be determined, we are hoping to use the empty lot on 152nd Street between 4323 and 4303.

Annual May Meeting

Our annual board meeting will be held on Monday, May 13th at St. Andrews Church at 7pm. During this meeting we will be reviewing dues, financials, social media and email listings as well as we have one board position open to be filled. We encourage all neighbors to attend this meeting and look forward to a great turnout!

Torrey Pines goes Paperless!

In efforts to be GREEN and use your homeowner fees responsible, we are making every effort to eliminate unnecessary expenses, such as printing and mailing out paper copies of our newsletter and other important information. In order to make sure we still keep communication open to all our neighbors, we request you to give us your email so that we can electronically mail you out the newsletter, or at least message you that we have updated the webpage with the newsletter or important neighborhood news. If we don't have your email, we can't be sure you are receiving current information that is important about the

Please be assured we will NEVER sell or share your email with anyone. We have a Facebook page now!. Check out us online on the webpage or on Facebook! We are trying to make it really easy for you to contact us. Please send us your email to torreypinesomaha@cox.net to be added to our official confidential mailing list.

Homeowners Association Dues—

The Homeowners Association sent out statements for your current balance due on your home owners fees. These were due on 3/15/13 and if you have not yet paid your dues, please make sure you do this immediately to avoid having a lien put against your property. Thank you so much to all the neighbors that have already paid, we greatly appreciate your promptness!

Garage Sale!

We have our annual Garage Sale planned for the last weekend of June which is June 28-30. We will have our ad in the Omaha World Herald and our signs out that weekend! Watch our webpage and Facebook page for more details on this event.



Covenant Reminder

Every year your homeowners association receives a number of complaints and concerns about the covenants being abused or not followed. Be sure that you are aware of what our covenants are by checking out our webpage for a list of these. If you have any questions on this, please feel free to contact us at torreypinesomaha@cox.net.

Financial:

We have changed from a fiscal year to a calendar year for the association dues as that is how the IRS has us set up and how we send in our tax return. This was the reason we moved our Homeowners fees from being collected in July to be collected in January to better align with our budget and expenses. This was voted on and approved at our May 2012 Annual meeting.

We will have 2013 Financial Statements available for review and approval at our May 2013 Meeting.



Profit and Loss Statement

5/1/2012-12/31/12

INCOME:

Homeowner's Dues	
2011	\$ 141.02
2012	\$8,190.00
TOTAL INCOME \$	\$8,331.02

EXPENSES:

Christmas Decorations	\$1,388.00
Garage Sale Fees	\$50.50
Landscaping	\$2,515.00
Newsletter Printing Fees	\$ 210.00
PO Box Fees	\$ 56.00
Postage Fees	\$ 99.00
Repairs {Electrical}	\$ 570.00
Utilities {Gas & Electric}	\$ 803.73
Website Domain Name	\$ 70.40
TOTAL EXPENSES	\$5,762.63

OVERALL TOTAL **\$2,568.39**

Where can I learn more about Torrey Pines?

www.torreypinesomaha.com

Email= torreypinesomaha@cox.net

Find us on Facebook at Torrey Pines Omaha

facebook



Name:
Torrey Pines
Omaha

Status:
We have had a
couple of questions
about the...

Fans:
19

