

TORREY PINES

April 2015 Newsletter

Hello Neighbors!

We hope you all had a great fall and winter and are looking forward to **SPRING!**

Annual May Meeting

We have our annual TPHOA meeting on May 11 at St. Andrews Methodist Church.

We have the following board positions already filled:

President-	Michael Classen
Vice President-	Sarah Stevens
Treasurer & Web Master-	Christy Kofoed
Secretary-	Laura Strubbe
Security Advisor-	Jason Young

Torrey Pines goes Paperless!

We have officially gone **GREEN!**

We are still missing 9 owners that we would like to get email addresses on out of our 157 home owners. If you are receiving this in the mail, you are one of those 9-please help us go **GREEN** and contact us with your email-not only will this help save trees, it will help on postage expenses!

We greatly appreciate the home owners that have kept us updated with their contact information!

We have had 2 new home owners join the Torrey Pines Neighborhood! Welcome to the neighborhood! Please note if you are new to the neighborhood, please contact us to send us your contact information for us to keep update. Thank you!

Directory Online!

As you may know we have created and uploaded to our webpage our neighborhood Homeowners Directory which is now electronic and able to be maintained and updated online! We have communicated to everyone how to access this directory on our secured password protected webpage. If you need this information please contact us at torreypinesomaha@cox.net for complete details and password information. We also included business profiles in our directory and encourage homeowners to use those businesses! One thing we want to make sure everyone is aware of in the Directory, the email addresses that are listed in there should **NOT** be used for solicitation purposes. These emails are for personal contact information only. Thank you for your cooperation in this. Please also let us know if you have any updates or changes that you would like made to our information. It is important that we keep this up to date! Thank you!

Homeowners Association Dues for 2015

All Homeowners received a paper mailed statement for the 2015 Dues the first week of December 2014. The 2015 dues in the amount of \$60 were due on or before 1/15/2015. Dues were considered "late" if they are not received by 2/1/2015. This interest fee of 16% was applied to any property that had not paid their dues by 2/1/2015. Liens were placed on properties on 2/15/15 and an additional \$21 for the lien filing fee was added to those account balance.

A BIG thank you to all of the home owners that continue to pay ahead and on time! We greatly appreciate your cooperation!

Out of the 157 homes in 2014 we only have 2 home owners that we have outstanding liens on their property.



Please make sure you make a note for 2016-the HOA fees are due on 1/1/2016, and considered late if not received on or before 1/15/2016. You will receive a 2016 statement in December of 2015.

Spring Clean Up News

The City of Omaha has a Spring Clean up hotline (402-444-4636) where you can call and locate a site within your zip code to drop off items to a dumpster. The nearest location for us is Standing Bear 15860 Taylor Street and they are running a Spring Clean up dumpster on May 2, 2015. Please see the attached Spring Clean up Do's and Don'ts for tips!

Where can I learn more about Torrey Pines?

www.torreypinesomaha.com

Email us at Torreypinesomaha@cox.net

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

Join us on [Next Door!](#)

Join us on [LinkedIn](#)

Security News

Please check out our tips and security updates on our facebook page. If you have any security questions, please contact our Security Advisor-Jason Young!

Neighborhood Updates!

In the coming months you will see updates made to the islands in the main Torrey Pines entrance. We are looking to do a lot of the landscaping work ourselves to avoid additional labor costs, and to be able to purchase new landscaping trees and shrubs. If you are interested in helping with this or have a green thumb and would like to volunteer, please contact as our email above! We greatly appreciate your help!

2015 Important Dates to Remember!

May 11-Torrey Pines Annual Meeting at the St. Andrews Church located in our neighborhood! Meeting starts at 7pm! Please join us!

June 26-28-Torrey Pines Annual Garage Sale. We will place the ad in the Omaha World Herald to advertise for anyone that would like to hold a garage sale that weekend.

Please watch our website and facebook/next door pages for regular updates!



How Are We Doing?

As you know the Torrey Pines Board is made up of volunteers to help run our Association. We want to make sure we are meeting our home owners expectations. Please take a moment to fill out this quick survey to let us know how we are doing?



[Take Survey!](#)

TPHOA FINANCIAL STATEMENT

2015 YTD (1/1/15-3/31/15)

Starting Balance as of 12/31/14= **\$8,940.37**

INCOME RECEIVED IN 2014

Homeowner's Dues	\$9,360.00
Late Fee's Paid	\$67.20
Lien Fee Paid	\$21.0
TOTAL INCOME \$	\$ 9,448.20

EXPENSES PAID IN 2015:

Christmas Decorations	\$220.00
Landscaping Fees	\$0.00
Lien Fee Paid/Released	\$60.00
Printing Fees /Reproductions/Billing	\$92.24
Garage Sale Ad	\$0.00
PO Box Fees	\$0.00
Postage Fees	\$0.00
Returned Checks NSF	\$0.00
Room Rental-St. Andrews	\$0.00
Repairs & Maintenance	\$0.00
MUD	\$164.35
OPPD	\$94.07
Website Domain License	\$0.00
TOTAL EXPENSES	\$630.66

Ending Balance as of 3/31/15 **\$17,757.91**

***We have 1 delinquent property for 2015-a Lien has been filed on this property. This is the same property that has been delinquent since 2006 and Liens have been filed on this property for all those years. The lien against this property in outstanding dues is \$711.20**

We have 1 other delinquent property for 2015-a Lien has been filed on this property. The lien against this property in outstanding dues is \$90.60

Thank you again to those of you that pay your dues on time! We greatly appreciate that!