

TORREY PINES

December 2015 Newsletter

Hello Neighbors!

It is hard to believe that 2015 is coming to an end in just another couple of weeks! Seems like time is going by faster and faster! We hope all of you have a very Happy Holiday Season!!!



Welcome New Neighbors!

We have had a lot of new neighbors move into the area this year! Please extend your welcome to our new neighbors! We look forward to meeting you all in person!!!

Mary Cerveny @ 4312 N 153 Street
Jody Konz @ 4135 N 153 Street
Merle & Luella Puhram @ 15202 Taylor Street
Chris & Jennifer Sinos @ 4321 N 153 Street
Thomas & Hyunmee Stejskal @ 4212 N 152 St.
Eric & Stephanie Tiritillia @ 4404 N 154 Street
Richard & Linda Vonderlage @ 15202 Sprague



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 2016

All Homeowners should have received a paper mailed statement for the 2015 Dues the first week of December. The 2016 dues in the amount of \$60 will be due on 1/15/16. A second paper statement will go out to any homeowner that has not paid prior to 1/15/16 on 1/16/15 and the interest fee of 16% will be applied to the \$60 HOA fee. Homeowners that are not paid in full prior to 2/1/16, will have a lien placed against their property and be charged an additional \$21 lien filing fee.

For those of you that have already paid, we greatly appreciate it! Checks received for 2016 HOA fees will not be cashed until after 1/1/2016. If you have any questions about this process please contact us at torreypinesomaha@cox.net.



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. A big reminder about making sure you keep your garage doors closed and vehicles locked, don't make it easy access for burglars!

If you have any security questions, please contact our Security Advisor-Jason Young!

2016 Important Dates to Remember!

Monday May 9-Torrey Pines Annual Meeting at the St. Andrews Church located in our neighborhood!
Meeting starts at 7pm!
Please join us!

June 23-26-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!



[Contact your Board](#)

TPHOA FINANCIAL STATEMENT 2015 YTD 1/1/15-12/13/15

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
NSF Fee Recovered	\$20.00
Lien Fee Paid	\$21.00
Auto Accident Damage to TPHOA Islands	\$653.00
TOTAL INCOME \$	\$10,121.20

EXPENSES PAID IN 2015:

Advertising-Omaha World Herald	\$ 70.00
Christmas Decorations	\$220.00
Landscaping Fees	\$5,652.61
Lien Fee Paid/Released	\$60.00
Meeting Hall Fee	\$35.00
Printing Fees /Reproductions/Billing	\$279.71
PO Box Fees	\$97.00
Postage Fees	\$144.00
Returned Checks NSF	\$60.00
Repairs & Maintenance	\$3,764.93
State Filing Non-Profit	\$23.00
MUD	\$964.02
OPPD	\$279.18
Website Domain License	\$79.96
TOTAL EXPENSES	\$11,729.41

Ending Balance as of 12/13/15 **\$7,332.16**

Thanks for Making our Neighborhood Success!

Mike, Sarah, Christy, Laura & Jason

