

TORREY PINES

June 2012 Newsletter

Greetings! Summer appears to be here and along with that, a reminder of the annual Torrey Pines Neighborhood Garage Sale on **June 21-24** as noted in April newsletter and the website. The TPHA will run a map/ad in the World Herald starting Wed 6/20. We will also put out garage sale signs. Arbor Oaks will also be having their neighborhood sale that weekend.

New Board

The election of new board members was conducted at the annual board meeting on May 8th. Rhonda Zebolsky (*a long time board member did not elect to run again - we thank her for her service*) and Barry Pedersen were the two open members to fill. Pedersen was re-nominated and elected. Tom Mann was also nominated and elected.

Board Positions for 2012

President— Barry Pedersen
Vice President— Michael Classen
Treasurer— Sarah Stevens
Secretary/Web— Christy Kofoed
At Large Member— Tom Mann

Torrey Pines Directory

The Torrey Pines Directory continues to be updated and will first show in website, then emailed and finally in a print form. Please check to insure that your information is correct with the dues receipt at the end of this newsletter. We would appreciate as many email addresses as possible so items can be mailed without postage.

Spring Clean-up: One of the dumpsters was misplaced but we did not have to pay for. Next fall is under review. At \$250 per dumpster times 3 times twice per year equals \$1500. The City at present only gives free dumpster in the Spring and has to be monitored 7 a.m. to 7 p.m, and would only be on one day and one dumpster. Please let us know your thoughts. **Thanks to Maverick Construction** for use of their lot again.

Homeowners Association Dues—

The Homeowners Association dues will remain at \$60.00 for the 2012 period July 1, 2012 — to June 30, 2013. The board did vote to start a “Covenant Enforcement Fund” of \$10 PER HOME. Several of you responded in the Spring survey that covenant enforcement was important. This becomes more time consuming every year for your board and from a legal perspective more costly. **Thus your total payment will be \$70 this year.** It is planned that this \$10 not be every year. **Be sure to use the attached payment coupon to assure that your account is credited properly.**



Covenant Reminder

Every year your homeowners association receives a number of complaints. I am not going to “again repeat all” the violation problems. **Main:** boats, all types of campers, trailers (this could mean an ambulance), shall be housed on the lot property for more than twenty (20) days in the calendar year. Also “No garbage/trash can or container shall be permitted outside except for pickup purposes on pick up day. Please stow your trash receptacles as soon as possible. This includes paper trash bags of grass left in driveways for days before pick up.

Other: **1)** still trying to get city to tow black Chrysler on 154th. Has been assigned permit # to remove and the NW Omaha police are suppose to handle. **2)** Lights on islands on 153rd have been fixed except for one that needs to be replaced. Will replace with above ground. **3)** The sprinkler system is still being worked on reviewed. **4)** Looking at possible advertising on website (a page where business could place ad

to help offset some association costs. **5)** August back to school get together? Ask for volunteer to put together and got none. Need committee.

6) Check your website: www.torreypinesomaha.com

7) Please clean up your moved grass and edging from the streets and sidewalks. **8)** There are about 6 yards that are not being kept looking nice in the addition. Please try to fertilize, water, mow, weed and landscape to keep your yards looking nice and the neighborhood.

Break-ins: Please watch out for your neighbors. To our knowledge 3 break-ins and 1 attempt. Turn on your security systems whenever you leave your homes. Lock your doors and keep your garage doors closed. Police are suppose to send more patrol cars thru neighborhood.

Financial: We have changed from a fiscal year to a calendar year for the association due to it makes sense, that is how the IRS has us set up and how we send in our tax return. For this year we will keep the same July 1—June 30 dues period but look for that to change in near future to calendar January 1—December 31.

Mayor’s Email Hotline/Phone:
hotline@ci.omaha.ne.us 444-5555

The following financials were presented at the annual meeting 1/1/11 to 12/31/11 and then 1/1/12 to 4/30/12.

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|-------------------------------|---------------------------|
| Opening Balance 1/1/11 | \$ 6,582.73 |
| Dues collected thru 2011 | \$ 6,240.00 |
| Balance before expenses | \$ <u>12,822.73</u> |
| Total Expenses: | \$ 8,734.19 |
| Ending Balance 12/31/11 | \$ <u>4,088.54</u> |
| Opening Balance 1/1/12 | \$ 4,088.54 |
| All dues ('07-'12) | \$ 3,480.00 |
| Interest/fees | 145.16 |
| Total | \$ 7,713.70 |
| Expenses thru 4/30/12 | \$ <u>3,667.86</u> |
| Ending balance 4/30/12 | \$ <u>4,085.84</u> |

Note what we have in income v. expenses is breakeven to slight negative on a 12 month basis. See website for more specific entries: www.torreypinesomaha.com

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Dues and Directory Info:

DUES: \$60 + \$10 Covenant Fund (\$70 TOTAL)

Please print clearly!

Due July 1, 2012

NAME _____ SPOUSE _____

ADDRESS _____

PHONE _____

EMAIL (FOR ELECTRONIC MAILINGS V. POSTAGE): _____@_____.

**MAIL TO: Torrey Pines Homeowners Assoc.
P.O. BOX 359, BOYSTOWN, NE 68010**