

TORREY PINES

October 2020 TPHA Newsletter

Home Owners Annual Meeting

Our annual May HOA meeting was set for May 11 and had to be rescheduled due to COVID-19. We originally thought we would be able to reschedule in August, however with the DHMs and restrictions, we had to reschedule for October 12 @ 7pm at our normal St. Andrews Church location. We will be having social distancing measures in place! We greatly appreciate everyone's patience on this and are looking forward to seeing a great turn-out. In speaking with several of our other neighboring HOA's they all had to reschedule their annual meetings as well, because of this obviously unprecedented time in the world. We had great support in postponing this to ensure everyone's safety! ***Please note the above date has been cancelled and a new paper invitation is coming to each homeowners mailbox,.**

2020 New Neighbors WELCOME!!!

Mitch & Alyssa Chitwood-15105 Boyd Street
Christopher & Mary Shipp-15052 Boyd Street
Daniel & Janae Galvis-15110 Boyd Street
Robert & Becky Hopkins-4203 N 150 Street
John & Jenna Guynan-4023 N 152 Avenue

Where can I learn more about Torrey Pines?

www.torreypinesomaha.com

Email us at torreypinesomahane@gmail.com

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

Join us on [Next Door!](#)

Join us on [LinkedIn](#)

Join us on [Instagram](#)

Board of Directors

Michael Classen–	President
Bryan Stavneak–	Vice President
Ted Thomsen–	Secretary
Jen Murdoch–	Community Relations
Christy Kofoed–	Treasurer & Web Master

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

OPEN 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! We have several OPEN spots! We would love to have a [volunteer](#) (s) to help us out! Get involved!!!

OPEN Position-Boyd Street

OPEN Position-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



We are on Directory Spot!

Are you using our new app?

If you need the instructions to be resent to you or having problems using the app, please contact us via our email! If you are new or recently updated your email please contact us so we can get this updated for you. Thank you! The app show you who our Board members are and even shows your street captains as well!

COVID Resources

Some great resources on COVID

[CDC Website](#)

[Symptoms and Testing](#)

[Test Nebraska](#)

[Nebraska COVID Dashboard](#)

Home Improvement Projects

Please make yourself familiar with our [covenants](#) and what projects require you to get the HOA Board approval, if you are in doubt it is always better to [ask](#) first!

TPHOA Events Calendar

Keep up to date on our [EVENTS](#) by visiting our webpage and check out our social media pages!

HOA Dues for 2021

Watch for your paper statement in the mail to arrive the first week in December! Dues must be paid by 1/15/2021!

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

Each winner received a \$25 Gift Card!

June=Nilius @ 4324 North 154 Avenue
July=Preucil Jr. @ 15005 Sprague Street
August=Wood @ 4410 N 154th Street
September=Mayberry @ 15015 Sahler

Spring & Fall Clean-up Omaha

Due to the COVID-19 pandemic these were cancelled by the City of Omaha.

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. This was also cancelled due to COVID.

Holiday Lighting Contest

Please watch our Website, email notice and our social media sites for more information! This will officially kick off on December 4th!

Neighborhood Watch Program

Unfortunately we were not able to secure at least 70% of our neighbors to make this happen! Since this is not a priority for the majority of our members we are no longer pursuing this program. Thank you to those that did show interest in this!

We Need Your Help!

TPHOA became a paperless HOA back in September 2014! It is really important that you let our Board know when your email is updated or changed! We have 154 properties in TPHOA and 9 properties that prefer to use postal mail. If at all possible, we would love to be 100% paperless! Please let us know if we can get your emails for correspondence so we can reach our 100% Goal! This is strictly confidential and these are never shared with 3rd parties! Thank you everyone!



City of Omaha Park Grant Update

Thanks to the tireless effort of our retired Secretary, Jean Stimson, who handled the complete focus group for securing a City of Omaha grant for \$5,000. The grant funding will be used to put up an 8 foot fence around two sides of the basketball court at the Park!! This will provide safety of children not running into the street to chase their basketballs. Any left-over funds will go towards planting a tree. The fence will be completed within the next month by American Fence Company. A huge THANK you to Jean and her sub-focus group that helped make this possible!!

Friday Night Food Trucks

We are looking to organizing Friday Night Food Trucks to be parked near our Park. If you would be interested in this please let us know! If you know some great food truck vendors we would love to get their contact

[Information!](#)

Free Little Library

Our Community Relations Director, Jen Murdoch helped us receive this FREE library as a Grant Gift from Pacific Heights/Shaker Heights. This was a value of \$450 and will be located in the Park and the post has been set and the library will be placed there within the next couple of weeks! More to come about this and how it will benefit our community! Thanks Jen for making this possible for our HOA!!!

Island Repairs

We are working on hiring electricians to repair or replace the outlets that are damaged in the main Islands. More information will be coming out on this!

New Trash Can Ordinance

By now you should have received your 2 new 96-gallon trash can carts. One will hold trash and yard waste and one is reserved for recycling. For more information on the City of Omaha New Trash Collection check out their [website!](#) The new cans can be used starting at the end of November!



Tips from Bryan our Vice President

Winterizing Your Car

Tires. Check for proper tread depth and correct tire pressure. Replace worn tires. Consider purchasing a set of snow tires.

Wipers. Replace worn wipers and consider winter wiper blades. Fill your wiper reservoir with a winter mixture and keep reservoir filled.

Battery. Ensure battery cables and terminals are secure and free of corrosion. Have your battery tested at any auto parts store.

Miscellaneous. Check antifreeze reservoir levels (only on a cold engine). Check brake pads and rotors for excessive wear. Clean or replace foggy headlights. Have the exhaust system checked for potential leaks into the car interior. Try to keep at least a half tank of gas or more at all times.

Clean. Periodically wash your car. Road salt that sits on the vehicle can cause damage you can see, and not see. Consider winter floor mats to protect the interior. For visibility, clear snow and ice from the car's hood, roof, headlights and taillights prior to driving.

Fall Home Maintenance Tips!

Gutters and downspouts. Once most of the leaves have fallen, clean out gutters and downspouts. Clogged gutters during rainstorms can cause water to pool, leading to wood rot and damage your roof or siding.

Landscaping. Fall is a great time to aerate, fertilize and reseed your lawn. Prune trees after leaves have turned to encourage new growth. Rake leaves. Too many leaves left on the ground can inhibit spring growth.

Windows and doors. Install weather stripping around windows and doors to prevent drafts, which lower energy costs. Add door sweeps to the bottom of drafty doors.

Fill home gaps. Mice only need a tiny gap to get in to a home or garage. Use expansion foam for smaller area, and hardware cloth for larger areas.

Heating systems. Replace the furnace filter, and have the system checked by a professional. If you use a fireplace, schedule a chimney cleaning. Ensure your chimney is capped to prevent animals from crawling down the inside of the chimney.

Miscellaneous. Turn off and disconnect exterior hoses. Drain the hoses and store for winter. Clean the dryer vents. Clogged vents make the dryer work harder and increase the chance of fire



**TPHOA FINANCIAL STATEMENT
2020 YTD**

2020	As of 9/30/2020	
	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	
	Grant Deposit for Park Improvement	\$5,000.00
	Bank Dividends	\$5.65
	TOTAL INCOME	\$17,231.68
	EXPENSES	
	Advertising -Omaha World Herald	\$99.76
	Bank Charges-Deposit Slip Reorder	\$0.00
	Christmas Decorations, Labor and Storage	\$0.00
	Douglas County Deeds Retrieval	\$25.88
	Directory Software Subscription	\$0.00
	Holiday Light Gift Cards	\$0.00
	Landscaping	\$4,125.40
	Lien Fees Paid/Released	\$0.00
	Meeting Hall Fee	\$0.00
	National Night Out	\$0.00
	Office/ Billing /Supplies/Printing & Reproductions	\$0.00
	Paypal Transactions Fees (53 paid)	\$104.73
	PO Box Fee Renewal	\$130.00
	Postage	\$124.60
	Quickbooks Subscription	\$0.00
	Refund of Overpaid Dues	\$0.00
	Repairs and Maintenance	\$322.70
	State Filing Non-Profit	\$0.00
	Software Renewal & Subscriptions	\$272.73
	Utilities: MUD	\$865.83
	Utilities: OPPD	\$371.30
	Website-Domain Fees	\$0.00
	Welcome Packages & Gifts	\$147.42
	Yard of the Month	\$75.00
	TOTAL EXPENSES	\$6,665.35
	Checking Balance YTD	\$17,226.86

**TPHOA FINANCIAL STATEMENT
2019 Recap**

	2019 Final Statement	
2019	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 Subscriptions	\$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