

# TORREY PINES

## October 2016 Newsletter

### **Hello Neighbors!**

We hope this newsletter finds you and your family doing well and enjoying these last warm days before fall finally arrives permanently!

### **Moving in or out?**

Are you new to the neighborhood or know someone that recently moved into Torrey Pines -please let us know so that we can update their information in our Directory!

Are you thinking of moving or have your house up for sale~ Please share that information with us as well. Thank you!

### **We Need You!**

Interested in joining the board? We are looking for people interested in joining the Board due to a couple of vacancies! Please contact us at [torreypinesomaha@cox.net](mailto:torreypinesomaha@cox.net).

### **Board Members**

Michael Classen– President  
Bryan Stavneak– Vice President  
Jason Young– Security Advisor  
Christy Kofoed– Treasurer & Web Master



### **Is your Info Up to Date?**

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](mailto: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 2017**

All Homeowners will receive a paper mailed statement for the 2017 Dues the first week of December. The 2017 dues in the amount of \$60 will be due on 1/15/17. A second paper statement will go out to any homeowner that has not paid prior to 1/15/17 on 1/16/17 and the interest fee of 16% will be applied to the \$60 HOA fee. Homeowners that are not paid in full prior to 2/1/17, will have a lien placed against their property and be charged an additional \$21 lien filing fee.

Checks received for 2017 HOA fees will not be cashed until after 1/15/2017. If you have any questions about this process please contact us at [torreypinesomaha@cox.net](mailto:torreypinesomaha@cox.net).



## Where can I learn more about Torrey Pines?

[www.torreypinesomaha.com](http://www.torreypinesomaha.com)

Email us at [Torreypinesomaha@cox.net](mailto: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!

## 2017 Important Dates to Remember!

Monday May 8-Torrey Pines Annual Meeting at the St. Andrews Church located in our neighborhood! Meeting starts at 7pm! Please join us!

June 22-24-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!

**Thanks for Making our Neighborhood Success!**

[Contact your Board](#)



## TPHOA FINANCIAL STATEMENT 2016 YTD (1/1/16-10/15/16)

**Starting Balance as of 12/31/15= \$4,020.30**

### INCOME RECEIVED IN 2016

Homeowner's Dues	\$9,420.00
Homeowner's 2015 Dues	\$60.00
Homeowner's 2007-2015 Dues	\$1,131.00
Late Fee's Paid	\$128.40
Lien Fee Paid	\$21.00
<b>TOTAL INCOME</b>	<b>\$10,760.40</b>

### EXPENSES PAID IN 2016 Thus Far:

Advertising-Omaha World Herald	\$ 70.00
Christmas Decorations	\$0.00
Landscaping Fees	\$1,425.00
Lien Fee Paid/Released	\$95.00
Meeting Hall Fee	\$35.00
Printing Fees /Reproductions/Billing	\$60.91
PO Box Fees	\$82.00
Postage Fees	\$98.00
Repairs & Maintenance	\$230.00
State Filing Non-Profit	\$0.00
MUD	\$711.41
OPPD	\$245.51
Website Domain License	\$79.96
<b>TOTAL EXPENSES</b>	<b>\$3,097.79</b>

**Ending Balance as of 10/15/2016 \$11,682.91**