

# TORREY PINES

## September 2013 Newsletter

### Hello Neighbors!

We hope you have all had a great Summer and we are sure you all are hoping this heat wave will soon be gone! The Summer seems to go by faster and it is hard to believe that the kids are already back in school!



### Annual May Meeting

We had our annual TPHOA meeting on May 13 and at that meeting we were able to recruit a new board member, Laura Strubbe. Thanks for joining our board Laura!

We also changed some positions of the board members:

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

### Torrey Pines goes Paperless!

We have officially gone **GREEN!**

We have successfully obtained a total of 145 of our home owners email addresses to be able to send emails out to and communicate electronically with our neighbors! We have a total of 157 properties, and 3 of those properties are currently having homes built on them, so hopefully we will get email addresses once new owners move in. We only 9 properties of homeowners that do not have access to an email or computer or prefer paper copies. We will continue to provide paper copies of electronic messages sent out to our neighbors to those 9 homeowners, so that they will be kept informed.

With having 93% of our properties being electronic, we will be able to save significant costs on paper and postage! Thank you again to everyone that shared their email



### Directory Online!

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.

### Homeowners Association Dues for 2014

All Homeowners will receive a paper mailed statement for the 2014 Dues the first week of December 2013. The 2014 dues in the amount of \$60 will be due on or before 1/15/2014. Dues will be considered "late" if they are not received by 2/1/2014. We discovered that the Douglas County Register of Deeds has increased the fee for filing and releasing liens. Previously they charges \$5.50 for each, effective in 2013, they have increased this fee to \$10.50 each. TPHOA was charging \$11 on delinquent dues when we filed a lien, this will be changed to \$21 effective with the 2014 liens that are filed. In 2014, for any property that dues have not been paid on of before 2/1/2014, liens will be filed against these properties on 2/15/2014, and the \$21 lien fee along with the 16% annual interest will be included in the delinquent amount that the lien is filed upon. We spent a lot of time over the past years hunting down payments, sending out multiple reminders, statements and making phone calls to try and get dues collected.

We have not been applying the 16% interest charge to properties unless we were forced to file a lien on the property. In 2014 we will be more diligent in making sure the interest charge will be applied to any property that has not paid their dues prior to 2/1/2014. We hope Homeowners realize that the Board is trying to keep the cost and expense of those delinquent properties from affecting the rest of the neighborhood. This interest fee of 16% will be applied to any property that has not paid their dues by 2/1/2014. We will have plenty of reminders and everyone will receive a paper statement in December well ahead of the expected due date of 1/15/2014. The dues won't actually be considered "late" until 2/1/2014 to allow plenty of cushion period for mailing.



### We are Full!!

We are happy to announce that all open lots in Torrey Pines are now SOLD and homes are being built on those empty lots.

### Fall Clean-Up News

Unfortunately now that we have no empty lots available we will not be able to have dumpsters for our Fall Clean-up. We will be evaluating other ideas on how we might be able to accommodate this in the future. We welcome your ideas or suggestions on this!



### 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

**Thanks for Making our Neighborhood a Success!**

*Mike, Sarah, Christy & Laura*

## TPHOA FINANCIAL STATEMENT

1/1/2013-9/1/2013

Starting Balance as of 12/31/12= **\$5,703.20**

### INCOME RECEIVED IN 2013

Homeowner's Dues	
2010	\$ 105.76
2011	\$ 932.08
2012	\$ 1,445.42
2013	\$ 9,040.00
Directory Purchased Ads	\$ 50.00
<b>TOTAL INCOME \$</b>	<b>\$11,573.26</b>

### EXPENSES PAID IN 2013:

Christmas Decorations	\$ 300.00
Landscaping Fees	\$1,890.58
Lien Fee Paid/Released	\$ 30.50
Printing Fees /Reproductions	\$ 179.76
Garage Sale Ad	\$ 55.00
PO Box Fees	\$ 58.00
Postage Fees	\$ 134.10
Room Rental-St. Andrews	\$ 35.00
Repairs & Maintenance	\$ 851.25
State Filing Fees	\$ 20.00
Dumpster Fees	\$ 735.00
MUD	\$ 476.31
OPPD	\$ 214.71
Website Domain License	\$ 189.51
<b>TOTAL EXPENSES</b>	<b>\$5,169.72</b>

**Ending Balance as of 9/1/13 \$12,106.74**

**\*We have 1 delinquent property for 2013-a Lien has been filed on this property.**

**\*We have 1 delinquent property that has 2006-2013 dues owed and Liens have been filed on this property for all those years.**

**\*We were able to collect on several outstanding liens due to properties being sold in 2013.**

