

TORREY PINES

September 2014 Newsletter

Hello Neighbors!

We hope you all had a great spring and summer!

Annual May Meeting

We had our annual TPHOA meeting on May 12 at St. Andrews Methodist Church.

We have the following positions filled:

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

Torrey Pines goes Paperless!

We have officially gone **GREEN!**

We are still missing 9 owners that we would like to get email addresses on out of our 157 home owners. If you are receiving this in the mail, you are one of those 9-please help us go **GREEN** and contact us with your email-not only will this help save trees, it will help on postage expenses!

We greatly appreciate the home owners that have kept us updated with their contact information!

We have had 9 new home owners join the Torrey Pines Neighborhood! Of those, 3 are brand new homes that have been built! Welcome to the neighborhood!



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 2015

All Homeowners will receive a paper mailed statement for the 2015 Dues the first week of December 2014. The 2015 dues in the amount of \$60 will be due on or before 1/15/2015. Dues will be considered "late" if they are not received by 2/1/2015.

This interest fee of 16% will be applied to any property that has not paid their dues by 2/1/2015, so please make sure that your dues are paid on time. Liens will be placed on properties on 2/15/15 and an additional \$21 for the lien filing fee will be added to your account balance.

A BIG thank you to all of the home owners that continue to pay ahead and on time! We greatly appreciate your cooperation!

Out of the 157 homes in 2014 we only had 1 home owner that has refused to pay his dues and liens have been filed.

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 are signed up to be part of the 2015 City Cleanup for next spring where the City will provide dump sites at a nearby park to facilitate a spring clean-up. We will post updates on this to our webpage, facebook and Nextdoor as new information is made available. Thank you for your patience!

Where can I learn more about Torrey Pines?

www.torreypinesomaha.com

Email us at Torreypinesomaha@cox.net

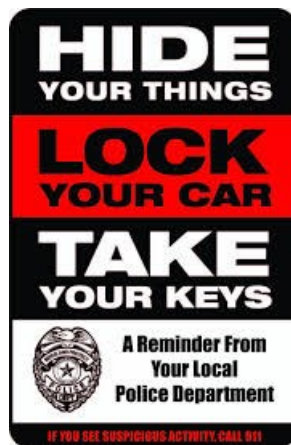
Find us on Facebook at [Torrey Pines Omaha](#)

Join us on [Next Door!](#)

Security News

Tips to prevent your vehicle from getting vandalized or broken into:

- Close all windows, lock your car and take the keys. An unlocked car is open invention to thieves.
- Park in a well-lit area. Thieves like to work in the dark.
- Park with front wheels turned sharply right or left to make it difficult for professional thieves to tow your car.
- Park front wheel drive cars in 'park' (in gear with manual transmission) with the emergency brake on. That locks all 4 wheels and makes towing your car difficult.
- When shopping put packages or valuables out of sight. It is preferred that you lock them in the trunk.
- Keep license and registration in your wallet or purse. If stolen with your car, thieves can use them to impersonate you and sell your car.
- If you have a garage, use it. Lock both car and garage.
- If you must leave a key with a lot attendant, leave only the ignition key. Make sure that it does not display your key number as it can then be easily duplicated.
- Install one or more anti-theft devices. 'Passive' systems activate automatically while 'Active' systems require you to turn them on within these two broad categories are a wide variety of devices that activate sirens and lights, plus systems designed to lock up fuel, brake, ignition or steering systems. Prices range from \$5 to over \$800.
- Never leave your keys in the ignition.



- Avoid parking at the end of a block where towing is much easier. When you park in a driveway, the front of car should be facing the street. Anyone tampering with the engine will be visible to the neighbors and police.
- Record your vehicle identification number. Keep a record of those number in your purse or wallet for in the event your vehicle is stolen. Also record the serial numbers of accessories such as cassettes, C.B.s, radar detectors, etc....

TPHOA FINANCIAL STATEMENT

1/1/14-9/1/14

Starting Balance as of 12/31/13= **\$8,360.82**

INCOME RECEIVED IN 2014

Homeowner's Dues	
2011	\$ 161.20
2014	\$ 9,290.00
2014 Late Fees	\$ 49.80
NSF Fee Recovered	\$ 25.00
Bank Correction	\$ 0.50
TOTAL INCOME \$	\$ 9,526.50

EXPENSES PAID IN 2014:

Bank Charges-Deposit Slips	\$ 14.00
Christmas Decorations	\$ 275.00
Landscaping Fees	\$3,932.50
Lien Fee Paid/Released	\$ 10.00
Printing Fees /Reproductions/Billing	\$ 300.00
Garage Sale Ad	\$ 53.20
PO Box Fees	\$ 81.00
Postage Fees	\$ 49.00
Returned Checks NSF	\$ 140.60
Room Rental-St. Andrews	\$ 35.00
Repairs & Maintenance	\$ 189.53
MUD	\$ 564.75
OPPD	\$ 246.71
Website Domain License	\$ 99.95
TOTAL EXPENSES	\$5,991.24

Ending Balance as of 9/1/14 **\$11,896.08**

***We have 1 delinquent property for 2014-a Lien has been filed on this property. This is the same property that has been delinquent since 2006 and Liens have been filed on this property for all those years.**