



Cherry Hills Homeowner's Association 2023 Spring Newsletter

P.O. Box 641803 - Omaha, NE 68164-7803
Volunteers working to build our community and retain value.

Visit Our Website
CherryHillsOmaha.com
Contact us:
402-991-4002
CherryHillsBoard@gmail.com

Cherry Hills Garage Sale

The dates are set!
Thursday May 11th through Saturday
May 13th!



From the President

Greetings members and new property owners. We wanted to announce the retirement of our current Vice President, Eldon Jonas and thank him for his years of service.

2 other board members terms are expiring, and we have 1 unfilled position. So we have 4 open positions on the board right now.

We're excited about what's happening in our community. As you know, properties in Cherry Hills are well maintained. Residents realize the great value of these properties and what a wonderful community it is to live in.

We have many amenities nearby; schools, churches, Fire Department, Police Department, grocery stores, shopping malls and major highways. They are all a short drive away.

Having an active HOA and a responsive board of directors contributes to this. Our board, along with volunteers, have taken on several projects, saving our members thousands of dollars.

The Covenants were installed by the developer to protect the rights and property values of all the members, not just a few.

I invite you to become involved in this process by volunteering on these projects when announced by the board. Consider running for the Board of Directors. It's time consuming, but very rewarding.

I look forward to seeing many of you at our annual member's meeting, May 8th, 2023, 7:00 PM at St. Elizabeth Ann Seaton Parish Center.

Respectfully,
Nestor Feliciano - President

Nominations for Positions on Cherry Hills Board of Directors:

It is time to make nominations for the CHHA Board of Directors. This year there are four positions to fill at the annual meeting to be held on May 8, 2023. All terms are for 3 years. If you would like to serve your fellow homeowners by being on the Board of Directors, or if you know someone who you think would make a good board member, please make the nomination as soon as possible.

1. Both nominee and nominating member of CHHA must be members in good standing. (current on dues and no liens)
2. All nominations must be made by mail to the secretary of the CHHA and post marked or emailed no later than April 30, 2023. No nominations will be taken at the May 8th meeting.

CHERRY HILLS BOARD OF DIRECTORS NOMINATION FORM

I nominate Mr./ Ms. _____ Nominating Homeowner _____

Address _____ Address _____

Phone _____ Phone _____

Provide a short statement as to why this individual would make a good board member.

Mail to: Cherry Hills Homeowner's Association, P. O. Box 641803, Omaha, Ne. 68164.

Email to: CherryHillsBoard@gmail.com

Friendly reminders:

- Please update the board with your current phone number and email address!
- Please store your trash cans out of sight of the street.
- Please pick up after your pet, especially when walking on sidewalks.
- Please be courteous to your neighbors when parking on the street.
- Avoid parking across from parked vehicles as this narrows the passage and an emergency vehicle often cannot pass between two parked cars.
- Keep the neighborhood looking nice for everyone.



Quick Reference Phone Numbers

Board Line	402-991-4002
MUD 24 Hour	402-554-7777
OPPD Street Lights	800-554-6773
NW Precinct	402-444-5600
Police Non Emergency	402-444-4877
Police Nuisance	402-444-5555
Mayor's Hotline	402-444-5555
Garbage Collection	402-444-5238
Poison Control	800-222-1222
Humane Society	402-444-7800
Great Plains Locator	402-334-8150

Cherry Hills Home Owner's Association
P.O. Box 641803
Omaha, Nebraska 68164-7803

Secretary's Notes

We only act on your comments and complaints. Please use our email address or phone line for comments and complaints. They are all reviewed and acted upon by the board. You can remain anonymous.

We do send newsletters and statements via email, however, we are required by by-laws to send the annual notice and nominations via postal mail.

Please contact us if interested at CherryHillsBoard@gmail.com. This newsletter will be sent via email to those residents that have signed up. If you signed up for email, and still received a paper copy, I apologize, please send an email again. We've had a few transition errors moving to new accounting software.

Many residents have expressed a desire to pay dues online. We now allow payment at PayPal to our email address for all dues and fees.

Lien Process

There is a yearly \$100 fee for active liens. This is an effort to collect a debt or correct a violation. If a resident ignores our efforts to enforce the covenants we are duty bound to enact policies to encourage compliance. All homes with an outstanding balance in excess of \$100 will have a lien placed on them.

Board Meetings

Meetings are normally held on the first Tuesday of each month, but please watch our website. Time is from 6:30 PM to 8:45 PM at the Holiday Inn Express. Next one is Tuesday, May 2nd, 2023. Everyone is welcome.

Watch www.CherryHillsOmaha.com for any meeting time changes.

If you would like to be on the agenda, please submit your request in writing, email, or via phone line.

**Call and leave message at
402-991-4002**

SPECIAL THANKS

Holiday Inn Express for discounted meeting space for the Home Owner's Board. Remember Holiday Inn when you or your family members need a place to stay. 6939 N 102nd Cir, Omaha, NE 68122 (402) 505-8181

Mention you are a neighbor and you will receive a discount.

If you have business with the board

Please do not bring your business to a board member's home. No single board member can take action. The by-laws state that board majority must approve any action. If you have business with the board contact the board and request time at the next meeting. The board will place your issue on the agenda so that time can be reserved for you.

New Residents to the Neighborhood

The board would like to welcome new residents to the neighborhood. If you are new to the neighborhood and have not been contacted, please call the phone line so we can stop by with a Welcome Packet.

SPRING CLEANUP

We were unable to coordinate a date with the city for spring cleanup. We do plan to try to coordinate a date for Fall Cleanup. More information will follow.

To see other local cleanup sites, visit their schedule here.

For more information: <https://wasteline.org/general-information/spring-cleanup>

Perimeter Fence!

The perimeter fence has been replaced along Ida street. As you can see, it greatly improves the aesthetics of our neighborhood!

The fence along Military will be started in early May, but we do not yet have a date set. We expect to hear from the fence company by May 1st!