



Cherry Hills Homeowner's Association 2024 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

Residents, we have 4 open board positions. Please nominate your choice for board member.



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 13, 2024. 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 no later than April 29, 2024. No nominations will be taken at the May 13th 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.

From the President

Greetings Neighbors,

I take this opportunity to welcome and greet new and existing homeowners in Cherry

Hills. We hope you enjoy our neighborhood and will become involved in our Cherry

Hills Homeowners Association. It is your association, and it can be fun and rewarding if

you become involved.

There are many ways you can help our association save money as well as keep our

community looking excellent. We encourage you to volunteer for community projects

such as pulling weeds, picking up litter on your walks and annual clean up projects.

The CHHOA Board has dealt with many issues concerning covenant violations and

enforcement. We work closely with our homeowners to resolve and enforce covenant

issues. We have the legal ability to require compliance per the covenants.

Additionally, Cherry Hills is zoned as a single-family community. No business of any

kind is allowed to operate or remain on any lot.

The Board thanks you in advance for your cooperation in helping Cherry Hills remain

one of the best places to live in Omaha.

Respectfully,

Nestor Feliciano - President

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.



NW TRI-C

Cherry Hills – Omaha Coalition of Citizens Patrol – 40321

The Omaha Coalition of Citizens Patrol NW Tri “C” wants to remind everyone to take a moment to

ensure your safety measures are up to date and ready for any unexpected local, regional, or national security events.

Update Your Emergency Contacts:

Do you remember the numbers of the ones you need to

contact, or address should your Cell Service be interrupted? If you are like me, no... Take a quick

moment to review and update your emergency contact information. Having accurate and updated

contacts can be crucial during times of crisis. Make sure your loved ones, neighbors, and local

authorities can be reached efficiently if needed.

Connect with Omaha Coalition of Citizens Patrol NW Tri “C” Group:

Take the opportunity today to check in with your OCCP Patrol

group, share any concerns, and collaborate on strategies to

enhance security in our neighborhoods. OCCP groups are an invaluable resource for working

together and keeping our community safe. You can reach OCCP NW Tri “C” Citizens Patrol at

occpnwtrc@gmail.com or text 402.669.7391 with your concerns.

Practice Crime Prevention: Let’s reinforce good crime prevention habits. Lock doors and windows,

secure valuables, take valuables out of your vehicle and be vigilant of any suspicious activity in our

area. Remember, your awareness and proactive actions can deter crime and keep our community

secure. If you see something that is concerning, call 911. Suspicious vehicles in the area driving

slowly, no lights on or a vehicle with no license plate, call 911. Law enforcement could decide the

urgency based on information provided and number of calls. The more calls authorities received may

increase patrolling in our area.

Precinct Advisory Council Meeting

(PAC): Omaha Police Department Northwest Precinct

(10245 Wiesman Drive) host Precinct Advisory Council meetings the third Tuesday of each

month, except July. Meetings are from 6pm-7pm. Nathan Richards, NW Precinct Crime

Prevention Specialist, and Captain Wells will discuss crime, provide statistics and what trends

are happening. Everyone will have the opportunity to discuss your concerns.

Omaha Police Department Statistics for Cherry Hills - District-13 - Assaults 7;

Burglary/Breaking and Entering – 3; Robbery 0; Stolen Vehicles 3; Theft from Stolen Vehicles 2;

Omaha Coalition of Citizens Patrol NW Tri “C” – Our Patrol needs your support. OCCP is a

non-profit 503c association and all donations are tax deductible. We just purchased new

Dashcams for patrolling. Currently we have a need for (3ea) 256GB Micro SD Cards. This will

allow us to use higher video resolution and more memory space. If you could support our cause,

please send an email to occpnwtrc@gmail.com. Thanks in advance for your support

“Remember, Together We can Make a Difference.”

Want to join the team?

Please volunteer to be part of the board or just an assistant. If you are interested in serving our community, we have a need for helpers. Please assist us in keeping our covenants in force and our common areas looking nice. You don’t have to be full time, just one or two days a year can make a difference.

Covenants

For 2023, there were a number of yards that let their dandelions get out of control . The covenants do require that you make an effort to control these. We realize it’s difficult, but most yards in Cherry Hills have few or no dandelions, so most of your neighbors are successful.

Over all, the covenants activity for 2023 was very low. People have been doing a great job of keeping trashcans ‘out of view of street’. The upkeep on houses has been outstanding. There are only 2 or 3 houses

that are ‘below standard’, and we are working with them.

Please remember to request approval on all ‘outside’ home repairs and improvements. In the past, we had one homeowner who spent a significant amount of money putting in a ‘above ground pool’ that was forbidden, and they then had to remove it.

Sheds are still not allowed. We have a few homes that have put up sheds. We plan to take legal action this year to get these removed. Please don’t put up a shed.



From the Treasurer

Let's Hope Spring is here to stay!

Currently we have approximately 60 homeowners that have not paid their 2024 dues. If you currently are carrying a

balance of \$100 or more (or will fall into this category after May 1st) it is important to know that swift attorney action

will be initiated on these accounts. A lien will be placed on the property and the property owner will be responsible for

ALL attorney fees & costs associated with the liens. We currently have 9 homeowners that owe several years of dues

and action has been taken to collect those dues. To those that have paid promptly and timely-we thank you!!

The Cherry Hills HOA is responsible for the costs associated with the maintenance and beautification of our

neighborhood and we expect everyone to pay their share. The reason home sales happen so quickly in our desirable neighborhood is because of our beautiful neighborhood.

Our new fences have enhanced the beauty of our neighborhood and should last many years! They look terrific.

If you have any questions, please address to cherryhillsboard@gmail.com and we will get back to you promptly!

Sandi Hansen Treasurer and The Board of Directors.

We are continuing to hand out new residence packets to new residents in our HOA. If you have not received one, please contact us ASAP to receive one. Just a reminder that all the Covenant information as well as tons of information can be found on our HOA website online. In addition, the garage sale 2024 has been postponed for a year due to lack of participants. We will continue next year if we get adequate participation.

Sandi Hansen Social Chair Chairman

Ground's Committee

One of the main responsibilities of the Cherry Hills H.O.A. is the care and maintenance of the perimeter fence and common areas. This past year (late spring '23) Phase 2 of the fence replacement was completed by Tom & Ron's Repair along Military Street from 107 east to the bridge. The total cost for Phase 2 was approximately \$75,000. Hence, the 2023 need to collect the second installment of the special assessment that was billed to every homeowner in Cherry Hills. Not only does the new fence contribute to the beauty and safety of the Cherry Hills neighborhood but it has already proven to reduce the costs that were associated with the care and maintenance of old fence. No funds were used to repair the perimeter fence in 2023!

In addition to the major project of the fence replacement, the Board continued to care for the entrances, inner island landscaping and common grass areas. Litter pickup was conducted weekly and 25 gallons of herbicide was applied throughout the season. In addition, Heartland laws completed their annual weed and fertilizer applications and Mutchie Tree Service completed their annual insect control application to certain trees.

TNT Pro Services completed their first year of mowing the common areas and Big Red conducted the spring cut back of all plant material as well as applying approximately 50 yards of mulch to the entrances and inner islands. The annual neighborhood fall cleanup took place on October 21 st .

Thanks to the members of the Board and to the neighborhood volunteers, extensive tree and shrub trimming was completed. Lastly, trail cameras were installed by the Board volunteers at various locations in order to monitor any further acts of vandalism to the entrance signs and certain portions of the fence. Special thanks to the Omaha graffiti removal team for their swift removal of the spray paint to portions of the perimeter fence and concrete signage.

Finally, the Board would like to express gratitude to the Cherry Hills homeowners for your cooperation in paying the special assessment for the fence replacement and for volunteering to help keep our common areas looking good!



Kory Delkamiller Ground's Committee Chair



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

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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.

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 7th, 2024. 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

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 are scheduled for May 4, from 9:00 AM to 2:00 PM The parking lot East of 103rd and Ida, South of Legends

We really need volunteers this year. We had to cancel for 2023 due to lack of volunteers. We are again short of volunteers for 2024. Please contact us at cherryhills-board@gmail.com if you or your family can volunteer.

We will have a high school teacher coordinating, so if you have a high schooler in need of service hours, we can assist with that!!

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

Trash cart broken??

Call Wasteline management at 402-444-5238. They will repair your 'trash cart' for free.