



Cherry Hills Homeowner's Association 2025 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 3 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 three positions to fill at the annual meeting to be held on May 12th, 2025. 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 30, 2025. No nominations will be taken at the May 12th 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,

The Board of Directors of Cherry Hills Homeowners' Association would like to extend a warm welcome to our new residents. You made a wise investment by purchasing your home in our community. To all our established members, thank you for continuing to make improvements to your home. The homes in Cherry Hills maintain their value and are easy to sell.

Our amenities include Fire Dept and Police Dept less than a mile away, shopping, schools, transportation, and more are all close by.

We enjoy a safe and clean neighborhood. Parents walk their little ones, joggers, walkers – all enjoy our safe community.

Our annual members' meeting is coming up Monday, May 12, 2025 at Legends from 7-8:30pm. Elections will be held for Board of Directors. There is one position expiring and two positions vacant. If you wish to make a difference and share your talent, please submit your name for nomination.

I would also like to emphasize the importance of the covenants and restrictions in order to maintain the appearance and property values of our neighborhood.

I do not feel like my time on the Board is wasted. I feel honored as your president to serve our community.

Respectfully,

Nestor M 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.

**Grounds**

One of the main responsibilities of the Cherry Hills H.O.A. is the care and maintenance of the perimeter fence and common areas. Regarding the perimeter fence, the H.O.A. hoped that the care and maintenance costs for the new fence would be either completely eliminated or at least substantially reduced. This hope was, again, realized in 2024! The only cost that the H.O.A. needed to cover was a small repair to one of the panels where a tree branch had fallen on it during a storm last Fall. The Board, also, continued to care for the entrances, inner island landscaping and common grass areas. Litter pickup was conduct-

ed weekly and 55 gallons of herbicide was applied throughout the season. In addition, Heartland lawns 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 second year of mowing the common areas and was the contractor hired to conduct the annual spring cut back of all plant material. The annual neighborhood fall cleanup took place on October 5th and thanks to the members of the Board and to the neighborhood volunteers, extensive tree and shrub trimming was completed. The bush and tree material was chipped and placed at the bench area near 103 rd and Ida.

Finally, the Board would like to express gratitude to the Cherry Hills homeowners for your cooperation in paying the annual dues. The finances help keep our common areas looking good!

Kory Delkamiller—Ground's Committee Chair

**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 2024, we had an amazing year. Very few residents were out of compliance, and the few that were, were quickly brought into compliance. A couple of long term siding violations were finally brought into compliance.

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 an 'above ground pool' that was forbidden, and they then had to remove it. Some residents are attempting to convert their homes to a B&B. This is in direct violation of the covenants. We are required to shut these down as they start up.

Sheds are still not allowed. We had a few homes that were not in compliance, and we had to use legal recourse to bring these into compliance. Please don't put up a shed. If you want to try to change the covenants, that will take a group effort.



From the Treasurer

Happy Spring!

Hope you are all enjoying the wonderful warm Spring weather!

This treasurer has had a trying year with Quickbooks and our Yearly dues. If you are not aware, Quickbooks eliminated their desktop version and converted all subscribers to online version only. This came with many challenges as our conversion didn't work properly (due to no fault of ours.) We apologize to any homeowner that paid and it didn't convert to a payment. We have hired an expert to clean up and address the issues and going forward should be smooth sailing!

Please feel free to reach out if you have any questions. If you haven't sent any updated email information or need to provide us your email, please do so by emailing:

cherryhillsboard@gmail.com We save tons of dollars in postage and paper by emailing invoices and statements. Going forward you can pay directly to us using the link in the email we provide you on your statement. Thank you to the homeowners who paid their dues promptly. This Treasurer appreciates you!!

Finally, let's embrace the beauty of Spring and all it has to offer.

Best Wishes, Sandi Hansen Cherry Hills Treasurer

Anyone who is new in our neighborhood and not received our welcome packet, email us with your name & address and we will deliver one to you promptly. We will be having Garage Sales in Cherryhills if we get 10 or more participants. Email us with your information before May 15 th with your details at Cherryhillsboard @gmail.com We are looking at June 12th or the 19th for dates. Sales will be held Thursday – Saturday. If the events take place-we will be doing extensive advertising.

Thanks, Sandi Hansen Social Committee Chair

NW TRI-C

Help Us Solve Crimes Faster: Register Your Security Cameras Today!

OPD Real-Time Operations Center Help Us Solve Crimes Faster: Register Your Security Cameras Today!

At the Omaha Police Department, we are committed to keeping our community safe and solving crimes as quickly and efficiently as possible. To better serve you, we are asking residents with security cameras to register their cameras on our community platform, City of Omaha Connect.

Please note: Registering your camera DOES NOT give the police department access to your camera feeds or footage. It simply allows us to know who in the neighborhood has cameras and how to contact you if we need to request video that might assist in an investigation. By providing your contact information, you can help our detectives and officers canvas for video evidence more efficiently, which can be crucial in solving crimes.

Visit cityofomahaconnect.org/camera-registration to register your security camera today. Your participation in this voluntary program could make a significant difference in keeping our neighborhoods safe!

OCCP NW Tri "C" Citizens Patrol David Hansen 402.669.7391



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
Digger's Hotline	811

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. No member of the board 'patrols' the neighborhood looking for violations. If there are violations, we need you to let us know.

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 never disclose the person that reports the violation.

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.

Members are always welcome at the monthly board meetings, however, these meetings are for the purpose of conducting monthly HOA business. The meeting that is focused on you is the annual meeting. Please join us at the annual meeting in May. And also consider joining the board.

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 6th, 2025. 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.

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.

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

SPRING CLEANUP

There was a clerical error for 2025, and our neighborhood was excluded from the spring cleanup. If there is interest, we will try to do a fall cleanup in a few months.

Other local neighborhoods are doing cleanups, you can get more information here:

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.