

WELLINGTON GREENS HOMES ASSOCIATION, INC



7600 Old Post Road, Lincoln, NE 68506

Web Site: <https://wellingtongreens.net> E-mail address: wdonmc@gmail.com Phone number: 402-904-5292

PRESIDENT'S MESSAGE

Happy holidays to all Wellington Greens residents. Hopefully, you all had a great Thanksgiving and did not eat too much turkey. Now it is on to the Christmas season. Let us all try to put up some outdoor decorations and make our community a place to look at.

At the last meeting, the board voted to implement a \$100 fine to those residents who habitually and continually do not follow the bylaws of our association. This especially includes people who do not pick up after their pets, continue to violate the parking bylaw, those who leave their garbage cans out and their garage doors up. This is for habitual offenders, not those who sometimes forget. Please read the bylaws on our website if you have questions. The fine will be assessed monthly as long as there is an offense.

The board will be working over the winter to prepare for spring and all activities that are planned. Have a very Merry Christmas.

Until next time, Linda Siedhoff, President

ANNUAL MEETING

The Annual Meeting of Wellington Greens HOA was held November 3. Jeanne Johnson and Dave Owen were elected to serve three-year terms on the Board of Directors. At the November 19th Board meeting the following officers were elected: Linda Siedhoff – President, Barbara McCuen – Vice-president, Mike Behne – Treasurer and Jeanne Johnson – Secretary. The following committee chairs were appointed: Linda Siedhoff – Court Captains, Barbara McCuen Long Range Planning and Social, Mike Behne – Treasurer and Finance, Jeanne Johnson – By-Laws and Architecture, Jim Wharry – Landscape and Dave Owen – Concrete and golf.

SUPERINTENDENT'S REPORT

(Date of report to WG Board was November 19, 2024)

The following projects and tasks were completed last month, along with our normal maintenance:

* Tree trimming and removal (No Limits tree service removed 5 storm damaged trees and trimmed what they could from the concrete. The rain has kept them from being able to get behind units. Hoping they can make it back out after the ground freezes.)

- Landmark Landscape planted 11 trees and 6 shrubs.
- Crew planted the Black Hills Energy trees received from residents (30 total).
- Work Requests.
- Regular maintenance and leaf cleanup/mulching.

November/December lookahead:

- * Prepare equipment for snow removal.
- Shut off and drain golf course irrigation system.
- Continue with fall clean up and leaf mulching.
- Work Requests.

Thank you to everyone who participated in the Wellington Greens neighborhood, fall clean up. We filled an entire dumpster with leaf bags! As always, feel free to contact me with any questions or concerns.

Thank You,

Nick Horvath WG Grounds Superintendent
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December Architectural Angle

The chill has begun outdoors but visions of new windows, fencing and painting are in the air. If you are dreaming of any external improvements on your unit make sure to contact architecture to see if those dreams can become a reality. Please go to www.wellingtongreens.net, click on the Request Forms button to the right, next scroll down to the bottom of the page and click on Architecture Change Request Forms button, fill in the form and submit. Take the first step in making those improvements a reality!

Have a blessed, safe and wonderful Christmas and Happy New Year! Jeanne Johnson, Chair of Architecture

TANGO DANCE, also known as MILONGA

There will be a group dancing at the clubhouse Saturday evening, January 4, 2025 from 7 to 11 PM. All Wellington Greens residents are invited to come observe or participate or just see what is happening. Hopefully this will be an ongoing event.



CLEANUP DAY was a big success, we filled an entire dumpster with grass bags. Remember, grass and leaves during winter months maybe tossed in with your garbage from **December through March**. From April through November, The City of Lincoln requires you to separate grass and leaves.



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MONTHLY BOARD OF DIRECTORS MEETINGS

The next Board Meeting is scheduled for Tuesday, December 17 at 3:30 p.m. at the clubhouse. The January, 2025 Board of Directors meeting is scheduled for Tuesday, January 21, 2025 at 3:30 p.m. The Board will meet each third Tuesday of the month at 3:30 p.m. at the clubhouse.

CLUBHOUSE OPEN HOUSE

Our clubhouse remodeling has been completed. **YAH!** An open house will be held Saturday and Sunday, December 7 and 8, 2024 from 2 to 4 PM each day. Drop in at your convenience for refreshments and see our new clubhouse.

Pay Wellington Dues Online

Save yourself time and make life a bit easier for our treasurer by paying your monthly Wellington Greens dues online. Our new website has made it possible to pay the monthly fee directly from your bank account, and you can set it up to happen automatically each month. Go to:

<https://wellingtongreens.net/association/homes-association-fees.html>



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