

WELLINGTON GREENS HOMES ASSOCIATION, INC



7600 Old Post Road, Lincoln, NE 68506

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PRESIDENT'S MESSAGE

Fall is just around the corner along with Nebraska football. It is time to start thinking of fall projects. A reminder to all golfers. Your current golf tag must be displayed at all times when you are golfing. It may be on your bag or on your person if you are without a bag. If you fail to do so, you may be asked to leave the course. This is the only way to keep track of golfers entitled to be on the course. Your cooperation is appreciated. Court captains will be meeting soon to discuss fall cleanup and our annual meeting is scheduled for November 2, 2025 at the clubhouse. Please plan to attend. Until next time GO BIG RED.

Linda Siedhoff, President

September Architecture Angle

The smell, looks and activities of fall will soon be upon us. Take advantage of the remaining days of summer to wrap up those exterior architecture projects you've been putting off. Please remember the Oct. 31, 2025 deadline to complete requested work by Architecture, if you received a paper or email notice. Do contact Architecture if you have any questions at wqbarchitecturecc@yahoo.com. Thanks, and GO BIG RED!

Jeanne Johnson Wellington Greens Board
Architecture Chair

SEPTEMBER BOARD MEETING

The September Board meeting will be held on Monday, September 22, 2025 starting at 3:30 p.m. After that, the board will go back to their regular schedule of meeting at the clubhouse on the third Tuesday of each month. Residents are invited and encouraged to attend.

SUPERINTENDENT'S REPORT

(Date of report to WG Board was August 19, 2025)

It appears these mid-summer windstorms are becoming a regular occurrence. Again, we appreciate all the help with clean-up and do our best to make it around campus in a timely manner. This last one was different, as it was followed by approximately 2" of rain, causing the grass to take off again. We spent the first three days doing nothing but clean-up, but also had to catch back up on mowing. This required half of the crew to continue with pick up, while the other half jumped back on mowers.

Our larger mower broke down at the end of July and we waited 3 weeks for parts. We are also down 2 summer employees as they have returned to school and still have 1 part time summer employee until the end of August. We will do our best to get caught up on mowing and line trimming. We will also be spraying for weeds in the courtyards and commons through the end of August as temperatures and weather permit.

*As always, feel free to contact me with any questions or concerns. Thank You,
Nick Horvath WG Grounds Superintendent
402-440-1067 wg.superintendent@yahoo.com*



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2025-26 Dues Increase Budgeting: Needs vs. Wants

The WG Board has been very careful over the last three years with -0- dues increase. Over the same time, inflation has increased almost 16% creating unmet needs. We have purchased -0- equipment in four years and our water bills are now around 142k a year.

Needs:

- Our campus has many 50-year-old trees that are in need of trimming or removal, some becoming a safety issue. In the recent July storm, we had 17 large trees down at an unbudgeted cost of \$25,720 using 3 different tree services.
- Water Line breaks are becoming more frequent and are very expensive to repair.
- We need to replace the old red truck, used daily for grounds maintenance and snow removal.
- Used Mower, a new one can cost 80k, we are looking at a used mower for 25k.
- Concrete – In March we will have the concrete loan paid off. The last three years we have been building the Reserve enabling us to do \$100 - \$150k of concrete work this Fall. There is still deferred concrete work that needs to be done.

The checking account is below 50k. We have used the 50k CD for operations this year. The Board has voted to increase dues by \$25 to \$210 a month effective October 1, 2025. A copy of the budget is posted on our website at <https://wellingtongreens.net/association/financial-info.html>

Please remember to adjust any automatic payments with your bank effective October 1, 2025 or reach out to Barb Geiger if you have a recurring monthly payment through Wellington's payment portal to have her update the amount for you. Barb can be reached at (402) 525-5383 or at barbgeiger3@gmail.com Thank you for helping to make WG such a great place to live.

Mike Behne, Treasurer

WANTED! 4 people to run for the WGHA

board! 2 new board members, for 2025-2028 term, will be voted on at the November 2, 2025 WGHA Annual meeting. Association members need at least 4 people to vote for. If interested in running for the board, please contact Mike Behne, mpbehne74@gmail.com or 402 326-3727.

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PIANO BAR COCKTAIL PARTY Mark your calendar for Thursday, September 25 for a piano bar party with the excellent pianist Bobby Gadoury inside the clubhouse from 4:30 to 7:00 PM. Wine and bar snacks will be served. Bring your own beverage, if you desire. This will be our final Thirsty Thursday for the 2025 season. The other Thirsty Thursdays will be 4:30 to 6:00 PM on September 4, 11 and 18 outside, back of the clubhouse. For each, bring your own refreshments and a snack to share if you desire. Let's PARTY!!



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