

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

SUPERINTENDENT'S REPORT

(Date of report to WG Board was March 21, 2023)

I'm sure everyone is as ready for spring as we are! Looks like it may finally be approaching. We are hoping for some more moisture and warmer temps to see what areas will need spot seeding. Some of the seed put down last fall should show up soon. Equipment maintenance and repairs have been completed and we are ready for the growing season.

Our crew will be out and about the next couple of weeks working on spring clean-up. The following items are on our list:

- Blowing leaves away from homes and mulching.
- Picking up sticks and branches.
- Removing dead branches from trees.
- Review courtyards and commons to discuss areas for xeriscaping (rock, mulch and plants) and cut back on watering and mowing.
- Fill and seed remaining holes from stump grinding.
- Seeding bare spots.

As a reminder, leaves, grass clippings and shrubbery are no longer allowed with garbage after April 1. Please place lawn bags in the courtyards to be picked up. Feel free to contact me with any questions or concerns.

Thank You, *Nick Horvath*

WG Grounds Superintendent 402-440-1067
nhorvat1@yahoo.com

WGHA GARAGE SALES. Our Association will be having their annual garage sales July 7th and 8th, 2023. Goodwill has agreed to have their trucks pick up non wanted items late Saturday

PRESIDENT'S MESSAGE

Spring has arrived. It is time for rebirth and renewal. The grounds crew, along with the rest of the community, will be busy with yard cleanup and other spring projects. Do not forget to get permission from the architecture committee to do any exterior work on your home.

We had a very successful wine, cheese and chocolate event at the clubhouse on March 9. We had between 75 and 100 people and it was standing room only. Thank you to everyone who attended. See the attached pictures.

We will be having spring neighborhood cleanup day on April 29. Help out your neighbor clean up their yard or just clean up your own. The event is from 10-12 a.m. with lunch being served at noon for those who participated.

Just a reminder to please pick up after your pets, no dogs on the golf course and do not feed wild animals. Until next time, Linda Siedhoff

FACEBOOK PAGE Wellington Greens Home Association now has their own Facebook page. Go to <https://www.facebook.com/WellingtonGreensLNK> Once there, like and share the page with your friends and relatives. There will be lots of great pictures and notices of events coming up.



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ANNUAL Architecture and Landscape reviews (We have called them “walkarounds”) will start April 1. Committee members will be walking around each Wellington Greens unit, reviewing the state of the architecture and grounds. Owners will only be notified if any work or repairs are needed. If you receive a notice, please be prompt in making repairs and if for some reason you cannot attend to it promptly, let the committee chair know. For more information, please go to the Wellington Greens website by clicking on the following. [Work Order Form and Architecture Change Forms - Wellington Greens Home Owners Association](#) or type in wellingtongreens.net

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MONTHLY BOARD OF DIRECTOR MEETINGS

The next Board Meeting is scheduled for Tuesday, April 18 at 4:00 p.m. **PLEASE NOTE THE NEW STARTING TIME OF 4:00 PM** All residents are invited and encouraged to attend. The May, 2023 board meeting will be Tuesday, May 17, 2023, starting at 4:00 pm at the clubhouse.



Koffee Klatch: Coffee and Donuts at the clubhouse every Tuesday morning from 9 a.m. to 11 a.m. Come visit with old friends and make new friends.



The **Pitch** card games start at 4:30 p.m. on Mondays and are played until 6:30 p.m. At 7:00 p.m. **Mahjong** starts and is played until the players leave. **Bridge** is still played on the first and Third Wednesdays starting at 2 p.m. Just show up and join in the game.



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Selling? What about those inspections?

I recently spent the best part of a Tuesday afternoon explaining the home inspection process to a client interested in selling their family home and retiring to a warmer climate.

You could see the concern in their eyes when I explained that once they accepted an offer, most contracts provide the purchaser FOURTEEN (14) days to have any inspections completed. The purpose of the inspection clause in the contract is to allow the buyers a time frame to take a deeper look at the house beyond their walk through and the written condition statement provided by the sellers.

Professional home inspectors may be hired to look over the 'whole house', searching for minor and major defects and needed repairs. The Buyers may request a wide variety of inspections, such as the roof, termite inspection, heating, air conditioning, mold, or test for Radon gas.

"What if they find something?" Oh, rest assured they will find something. It is not uncommon at for the home inspector to present the buyer with a report listing a couple pages of "red letter" issues. Items that could or should be repaired at some point in time. It is important to expect these types of results and not be alarmed.

"Do we have to fix it all?" is a common question asked by many concerned sellers. The short answer is no, you don't have to fix it all. In fact, you may not have to fix anything. It all depends on what the buyers request and what the sellers are willing to do.

Once the buyers have completed all their desired inspections a Buyers Inspection Notice is given to the sellers. This written document spells out what action, if any, the buyers are requesting the sellers to take. They might accept the house as-is without any further action, or they may ask for repairs to be completed or a price adjustment. However, the buyer may also simply reject the property and void the transaction.

"Time is of the essence." If there are issues it is important to work with your agent to negotiate a reasonable resolution for all parties. An agreement must be reached by the 18th day. Your Seniors Real Estate Specialist may be able to connect you with the resources for quick estimates and/or repairs and guide you through the process.

The inspection process can seem a bit ominous. The guidance from a real estate professional can minimize stress and help eliminate last minute surprises for a positive outcome for all.

By: Bill Budler, Seniors Real Estate Specialist®

"Because for seniors, selling their home is much more than just a business transaction."



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Bill Budler

402.641.0060

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CLIENT REVIEWS:

"(Bill's) guidance was priceless"

" provided excellent service"

"knowledgeable, courteous, & prompt"

"provided professional advice"

"expertly helped us navigate the selling experience"

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WINE CHEESE AND CHOCOLATE Above pictures are of the Wine Cheese and Chocolate event taken March 9, 2023 at the clubhouse. GREAT time was had by all. **THANK YOU TO:** Connie Strohmeyer, Tammy Hanel, Judy Dyer, Kris Grier Donna Schwartz, Rhonda Bills and social committee for putting together the Wine, Cheese and Chocolate event. Barbara McCuen for buying the donuts one week for Koffee Klatch. Lori Barr for steam cleaning the clubhouse floor. Phyllis Mueller and the card group for making and plugging in the coffee for Koffee Klatch. Kris Grier and her team for cleaning the clubhouse. We can always use more help. Please contact a board member to volunteer for a project.