

# WELLINGTON GREENS HOMES ASSOCIATION, INC



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## **PRESIDENT'S MESSAGE**

Well folks, fall is just around the corner and summer has flown by. The grounds crew will be planting trees this fall along with more tree trimming. Please be patient with them. This is also a reminder to put your garbage cans out of sight after pickup, keep your garage doors closed unless using it and only park ONE car in the common area. Your driveway is part of the common area. Enjoy the fall season and go big RED. Until next time, Linda Siedhoff, President

## **August Architecture Angle**

Happy September! Most residents, if not all, have had their July 31st storm debris cleared away. Big shout out to all residents, Nick & crew for working together with the cleanup! If you are a resident that had property damage, make sure when repairing to do so with the same materials & colors. If your unit is need of an entire NEW roof Architecture approval is needed in advance. If in doubt or want to be sure, please do not hesitate to contact me.

Architecture is also in the process of dealing with non-compliant window colors in courts of sameness in Wellington Greens. Owners with non-compliant windows will be contacted soon about this.

If you want to make any changes to the exterior of your property or fencing this fall or next year, please remember to contact Architecture in advance.

Lastly, October 31 is drawing near, if you received a letter this spring to take care of repairs to your property and have not completed them, please plan on doing so by the end of October.

Thank you for cooperating with Architecture on all these items. Enjoy the fall season!

Jeanne Johnson Wellington Greens Board,  
Architecture Chair

## **SUPERINTENDENT'S REPORT**

*(Date of report to WG Board was August 22, 2024)*

This has been a trying month for Wellington Greens staff and residents. The storm on July 31st left campus a disaster! We greatly appreciate all the help, patience, and kind words of encouragement. The crew has done an amazing job cleaning up the grounds and golf course, much quicker than anticipated. We are slowly returning to normal maintenance duties. I apologize if anyone feels we did not get to your area in a timely manner. We concentrated on courtyards first and prioritized trees and areas that posed a threat to persons and property. There are still a lot of large branches hung up in trees (widow makers) so please be aware and careful when walking under or around trees, especially during high winds. We are still working on the ones we can and will hopefully have a tree service here soon to take care of the rest. Again, thank you for your patience and understanding. As always, feel free to contact me with any questions or concerns. Thank You, Nick Horvath, WG Grounds Superintendent 402-440-1067 [nhorvat1@yahoo.com](mailto:nhorvat1@yahoo.com)

## **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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## ANNUAL MEETING

The Annual Meeting of Wellington Greens HOA will be held **Saturday**, October 26, 2024 starting at 2:00 p.m. at the Aldersgate Church located at 84<sup>th</sup> Street and South Street. Nominees to serve a three-year term are needed. If you or someone you know is interested in serving on the Board of Directors please let our Nominating Committee Chair, Jeanne Johnson know at [wqbarchitecturecc@yahoo.com](mailto:wqbarchitecturecc@yahoo.com) or by phone at 402-617-7940



PLEASE - NO POLITICAL SIGNS ON COMMON AREAS

## BY-LAW CHANGES UNDER CONSIDERATION

The Board of Directors is considering two changes to our by-laws. The first being to impose fines on residents that do not follow the rules. For example, you could be fined \$100 if you leave your garage door open consistently; leave your garbage can out when it is not the day it is to be picked up; parking too many automobiles in the common area or not cleaning your patio or your personal area around your unit. And, if you are fined a second time, the fine would be increased. The other by-law change under consideration is changing the number of nominees for the Board of Directors at the annual meetings from four to two. It has become more and more difficult to find residents that are willing to give of their time to serve a three year term on the Board. The Board of Directors seeks your input on these proposed by-law changes.



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## MONTHLY BOARD OF DIRECTOR MEETINGS

The next Board Meeting is scheduled for Tuesday, September 17 at 3:30 p.m. in the clubhouse. The October Board of Directors meeting is scheduled for Tuesday, October 15 at 3:30 p.m. The Board will meet each 3<sup>rd</sup> Tuesday at 3:30 p.m. at the clubhouse.

**CLUBHOUSE CLOSED** The clubhouse will not be rented out from September 12 through the end of October for remodeling. Card players should check on a day-to-day basis to see if construction has begun.

**THANK YOU FROM GOODWILL** In last month's newsletter we printed a thank you note from Goodwill Industries. But after the August newsletter went out, we found out from Goodwill Industries that Wellington Greens Home Association won the **FIRST PLACE PRIZE OF \$500** for donating the most pounds of items. This prize money will go into the clubhouse remodeling fund.

A morning coffee and information session was sponsored by Bridge to Better Living and held on July 24, 2025, at 9:30 AM at the clubhouse. The event was a success with the nine or ten residents who attended finding the discussion to be enjoyable and useful with lots of helpful information for our residents as the grow older.



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