

WELLINGTON GREENS HOMES ASSOCIATION, INC



7600 Old Post Road, Lincoln, NE 68506

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PRESIDENT'S MESSAGE Fall is upon us, although it still feels like summer. I guess we will take warm weather as long as we can. As you have probably noticed the maintenance crew is busy redoing several of our golf course tee boxes, as they were not big enough for the number of golfers using them. We will also begin planting trees and shrubs in the next couple weeks which will enhance our campus. They have also, finally, started the demolition on our clubhouse and should be done before Thanksgiving. An open house will be held when finished so everyone can see the completed project. We are very busy at Wellington Greens, but always trying to improve everyone's experience. Enjoy the nice weather. Until next time, Linda Siedhoff, President

September Architecture Angle Happy Autumn! Tis the season for cooler temps, glorious colors and fall sports.

No doubt visions of exterior repairs and remodeling are probably in some owner's minds. Never fear, Architecture is here to help guide you to a successful job! The best thing you can do before ordering anything is submitting an Architectural Change Order request through the Wellington Greens website...it really is important to do to prevent any unfortunate situations.

Also, October 31 is just a few weeks away. Thank you to everyone who received and have completed their exterior work requests for 2024. For those still in progress, thanks in advance!

Take care and keep enjoying all the season has to offer.

SUPERINTENDENT'S REPORT

(Date of report to WG Board was September 17, 2024)

The end of September and October will be a busy one for your Wellington Greens maintenance staff. The following projects are on the list as well as taking care of work requests that the storm delayed:

- Grading and seeding bare areas and slopes.
 - More tree removal and trimming.
 - Stump grinding, backfill and seeding.
 - Landmark Landscape will be planting 11 trees and 6 shrubs.
 - The crew will be remodeling and leveling five tee boxes (1,4,5,6,7). The rest will be done next year.
 - Regular maintenance and leaf cleanup/mulching.
- We will do our best to keep up with the regular maintenance, but also need to get some of the other projects completed.

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

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 **Sunday**, November 3, 2024 starting at 3:00 p.m. at the Aldersgate Church located at 84th Street and South Street. Nominees to serve a three-year term are Randy Bentz – Wellington Court, Betsy Cowan – Chatham Park, Jeanne Johnson – Chatham Park and Dave Owen – Kimberly Court. Please mark your calendar to attend.

SEWER CLEANOUTS

One court, "Wellington" recently had a sewer back-up in the building that includes units three through eight. That building has a sewer line underneath the building and all units had to have their units camered, cleaned out and flushed. One unit had serious backup in the basement that had to be cleaned. One unit had a blockage and it was expensive to have it cleaned. One unit had to have the basement floor concret broken up and the plumbers dug down to the sewer line and dug a trench along that line until they found the break. The owners of units three through eight all went together and agreed to put all the sewer bills together and split them up equally by each unit because each unit uses the same line underneath the building. Many buildings in Wellington Greens have sewer lines that run underneath their building and many others have units where the sewer line goes directly to the City main. Our Association cleans out their lines in the common area on a rotating basis where they are cleaned out approximately every four years. Our grounds Superintendent, Nick Horvath, recommends that each owner have their sewers cleaned out periodically to prevent a serious problem in the future. If you have any questions about your sewer line, or want a plumber recommendation, please ask Nick.



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MONTHLY BOARD OF DIRECTOR MEETINGS

The next Board Meeting is scheduled for Tuesday, October 15 at 3:30 p.m. at 7410 Old Post Road No. 7, NOT in the clubhouse. The November Board of Directors meeting is scheduled for Tuesday, November 19 at 3:30 p.m. The Board will meet each 3rd Tuesday at 3:30 p.m. at the clubhouse.

CLUBHOUSE CLOSED

The clubhouse will not be rented out from now until remodeling is finished, hopefully by the end of October. Card players should check on a day-to-day basis to see if construction has been completed and the clubhouse reopened.

HOLE-IN-ONE

This message came from Tim Meyer. I purchased the prorated membership last week. My son and I have very much enjoyed playing evening rounds this week. I thought you might find it interesting that during a round last night, **I hit my first lifetime hole in one. It was number 5 with a somewhat poorly hit 9 iron**



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