

WELLINGTON GREENS HOMES ASSOCIATION, INC



7600 Old Post Road, Lincoln, NE 68506

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SUPERINTENDENT'S REPORT

(Date of report to WG Board was April 18, 2023)

It has been an interesting spring with the high temps in early April and now cold and freezing lows. The crew has been busy with spring cleanup initiatives and will continue. We have been seeding as many bare spots as possible, now just hoping for some moisture to help green things up. A few trees and shrubs have been removed that suffered from drought conditions over the past couple of years.

The following main items are on our list for the next month:

- Remove and clean out dead branches from trees.
- Grind stumps, fill holes and seed.
- Seed and fertilize commons, golf course and around units.
- Begin our process of planting and re-establishing trees.

Please remember, these items are on top of our everyday schedule of mowing, keeping courts clean, responding to work requests, etc. Again, there are 277 units at Wellington Greens with over 60 acres to maintain and we do our best to keep up with these requests. Thank You, Nick *Horvath* WG Grounds Superintendent 402-440-1067 nhorvat1@yahoo.com

PRESIDENT'S MESSAGE

Spring is finally among us. I hope everyone is enjoying the nice weather when we have it. A couple reminders. Our good neighbor landscape cleanup is this Saturday, April 29 from 10-12 noon. Lunch will be served at noon for those who participate. If you are finding things that the maintenance crew may need to address, please fill out a work request. It is the only way the maintenance crew can keep track of what needs to be done. You can find work requests on the website or in the mailbox at the clubhouse. We are also starting our Thirsty Thursday happy hour on Thursday, May 4 behind the clubhouse. Light snacks will be provided. Plan to bring your own drink. If weather is bad, it will be held in the basement of the clubhouse. If you have questions about anything, please do not hesitate to contact a board member. 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. Help promote Wellington Greens on Facebook.

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



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ANNUAL Architecture and Landscape reviews (We have called them “walkarounds”) started April 1 and will continue through May. Committee members will be walking around each Wellington Greens unit, reviewing the state of the architecture and grounds.

THIRSTY THURSDAYS

Starting May 4th, 4:30 to 7 pm at the clubhouse. BYOB and light snacks will be provided. Brought to you by the WGHA Social Committee.

Thank You

Thank you to JoAnn Russell for the patio Table and chairs that we put on the patio deck; to

Phyllis Mueller for making the coffee for our Tuesday Koffee Klatches; Rich Littrell for the umbrella and base to use behind the clubhouse and to Kris Grier for purchasing donuts.



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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MONTHLY BOARD OF DIRECTOR MEETINGS

The next Board Meeting is scheduled for Tuesday, May 16 at 4:00 p.m. **PLEASE NOTE THE NEW STARTING TIME OF 4:00 PM** All residents are invited and encouraged to attend. The June, 2023 board meeting will be Tuesday, June 20, 2023, starting at 4:00 pm at the clubhouse.

GOLF LEAGUE SCHEDULE

Women’s League – Mondays at 5 pm – April 24th – October

Men’s League – Tuesdays at 4:45 pm – April 25th – October

St John’s Summer League – Wednesdays at 8 am – May 31st – August 2nd

St John’s Fall League – Wednesdays at 9 am – September 6th – October 11th

Ameritas – Wednesdays at 5 pm – May 3rd – September 20th

Couple’s Scramble – Thursdays at 5 pm – April 27th - September



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FSBO and FLIPPERS

In the real estate world, the acronym FSBO (fiz bō) refers to "For-Sale-By-Owner." The rapidly growing segment of FLIPPERS has become a popular topic on HGTV, and a very active element in our own real estate market.

If you are a FSBO you will undoubtedly be contacted by a FLIPPER or two. In fact, you are very likely to receive unsolicited phone calls and postcards from FLIPPERS searching for their next investment. To be clear there is nothing inappropriate with the FLIPPER business model. Basically, their goal is to buy your house for the lowest price possible. Then they quickly go to work freshening up the property with upgrades like paint, flooring and so forth. The goal is to make reasonable improvements and re-sale the property for as much profit as possible. Buy low and sell higher.

The FLIPPER will entice sellers by offering to purchase their home for cash, no commissions, no repairs and you may not even have to clean out the basement or garage! They are ready to close quickly and easily. Depending on the circumstances this can sound very attractive to an inexperienced seller.

Quick and easy perhaps, but is it your best choice? Keep in mind when negotiating with a FLIPPER you are dealing with a professional buyer. One that makes a living negotiating low purchase prices. Their approach will likely be to encourage you to make a quick decision without exposing your home to a much broader market.

I recently was contacted by a gentleman that was interested in selling the family home to settle an estate. He had contacted a FLIPPER and they promptly offered \$160,000 for mom's house. Like many estates the house had considerable amount of deferred maintenance, needed updating and had a lot of personal stuff still in the home. The FLIPPER's offer was as-is, no repairs and no clean out. Fortunately, the seller resisted the pressure that accompanied

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By noon we listed the home for sale. By 10:00 pm that same day the seller accepted an offer generated by our listing for \$216,000! A fifty-six-thousand-dollar higher offer with no inspections, no repairs and no clean out. And yes, as a professional seller we earned a modest commission, but the estate still came out with much more cash.

Quick and easy, with a very positive outcome!