

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 February 21, 2023)

It has been a great month for much needed, measurable moisture. We had a rough go the first time with a layer of ice. The crew did a great job with the large snowfall on 2/15 and 2/16. With this amount of snow, there is process and it takes time. We remove snow from the courtyards first, in order to create room for pulling it away from the garages. As a reminder, there are 277 garages and no matter where we start, someone will always be first and someone will unfortunately be last. Please be patient as these larger snow falls require a lot more time.

The maintenance shop was long overdue for cleaning and organizing. The crew did a great job removing old shelves and installing new ones that are easier to see and access materials and products. On the cleaning side, we were able to get rid of a dumpster full of items that will never be utilized and were taking up space and collecting dust. We also received our pull-behind blower that will be helpful in clearing leaves and debris from the golf course, commons and courtyards. A big shoutout to Kris Grier and the Regency team! They were the first group to take on the task of helping with monthly clubhouse cleaning. They did an amazing job and it should make things much easier and less time consuming from here on out! Thank You, *Nick Horvath*, WG Grounds Superintendent.

STAY SAFE We finally had a big snow storm, and then icy streets and sidewalks. Please be careful on the ice. The mail can wait until it warms up. It is Nebraska, the weather will change soon.

PRESIDENT'S MESSAGE

Well, we finally got a big snow storm and the grounds crew did a great job getting it cleaned out. Please be careful when going out to get the mail or trash cans. These can wait if it is icy. The long-range planning committee has finalized the 10-year plan. Please refer to the website for all the information. It will take many people to get all this done. Please consider joining one of the projects so that we can move forward. If you can paint, tear out, plant, etc. or know a contractor we can contact, please let us know. We are getting bids together so we can get started. Please watch your emails and the newsletter for events we will be having for fundraising.

Until next time, Linda Siedhoff

WINE CHEESE AND CHOCOLATE

The Social Committee will host a Wine Cheese and Chocolate Social on Thursday, March 9, 2023 from 6:00 to 8:00 PM at the clubhouse. There is no charge, but it is a fundraiser for clubhouse renovation and there will be a freewill offering jar.



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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, March 21 at 4:00 p.m. **PLEASE NOTE THE NEW STARTING TIME OF 4:00 PM** All residents are invited and encouraged to attend. The April, 2023 board meeting will be Tuesday, April 18, 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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FSBO (fiz, bō)

In the real estate terms, the acronym FSBO refers to “For-Sale-By-Owner.”

A lady recently asked me if she should sell her house herself. It’s not an uncommon question, especially in this current *seller’s market*.

Surely it can’t be that hard to stick a sign in the yard and wait for a buyer to ring the doorbell. And just think of all that commission expense you can save. Right? Unfortunately for the FSBO, connecting with a buyer is only a very small part of the selling process.

Some of the first steps in selling a home are to determine an accurate market value, evaluate if any repairs or upgrades should be done, and develop an effective marketing plan. Then understanding the paperwork, the required disclosures and what advertising can get you in trouble. The FSBO then needs to figure out how they plan to schedule showings. Weeding out qualified buyers versus neighborhood lookers, or worse yet, thieves. And then of course there’s the covid considerations.

In an active market one might expect to receive several offers. These legal documents will need to be evaluated and compared based on their financial implications, terms, contingencies, and evaluate the likelihood of actually closing. Once an offer is negotiated and accepted, how do you handle further inquiries or offers? Understanding the inspection process and steps to a resolution are critical. As is following up with the buyer’s lender throughout the loan process, the appraisal, and underwriting.

All this while the intrepid FSBO seller is needing to downsize and prepare to move. The emotions involved can become a huge distraction, especially for a senior seller.

“Should I sell my house by myself?” she asked. Perhaps, but know that there is much more to it than just sticking a sign in the yard.

By: Bill Budler, Seniors Real Estate Specialist®

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



Seniors Real Estate Specialist®

Bill Budler
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