

WELLINGTON GREENS HOMES ASSOCIATION, INC



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PRESIDENT'S REPORT from Linda Siedhoff

I think spring is finally here. At least more nice days. The campus is slow to green up as we really need some rain. We are watering but can't catch up.

I know there has been talk about how high the dues are and the cost of maintaining the golf course. I don't know if you all are aware that if we don't maintain it, it reverts to the City to do what they want with it, which could mean selling to a developer and putting in streets and homes. I don't think we really want that. We try to keep our costs to a minimum, but the cost of everything is increasing as you all know.

Enjoy the spring, get outside, play golf and say hello to Nick our new grounds superintendent. Until next time. Linda

SUPERINTENDENT'S REPORT

(Date of report to WG Board was March 15, 2022)

Dan reported that very little snow cover, low temperatures with high winds are a recipe for winter desiccation. Unusually dry winters mean that trees can burn and turf mortality can be expected. Our campus is slow to green up this spring. In many previous years, the Wellington Greens grounds staff have already cut the greens. Cross your fingers, we will find out for sure in the upcoming weeks. Several yards of mulch were distributed on the 70th street berm. One white Pine by No. seven green along South Street was removed. Winter equipment service has been completed. Golf course water lines were charged, used and drained. Fairways, tees and greens were watered. Dan said that he read the water meters at 7111 and 7311 OPR on February 1 and March 7, and is monitoring them on a regular basis and that each building is still using water much more in excess of prior normal use, which could be caused by a running toilet or a leak in a pipe with the water going down a drain. Dan said there are no wet spots around the water meters.

NO LARGE TRUCKS ON COMMONS

Large trucks are prohibited from driving on the common areas because of the damage they do to the concrete. If you are moving, use small trucks to get to the larger trucks parked at the street. Talk to a Board member or the Superintendent if you have questions. Single axel trucks are the only ones permitted.

WATER WASTE Residents do not have to pay for their water individually, but that does not mean it is free. It is a part of your dues assessment and if it is wasted, then the dues go up. Some units have been using extremely large amounts of water which indicates a leak or running toilet. One recent billing was \$2,500 more than normal. The water meters are on buildings and not individual units, so it is very hard for our crew to determine which unit is responsible. **The Board is considering ways to pass that extra cost to the owners in those buildings.** Please check your toilets and make sure they are not running and check for pipe leaks. Look for wet spots or standing water.



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SOME HISTORY ABOUT DAN RINER

Dan started at Wellington Greens with a summer job in 1972 at the age of 16 years. His starting pay was \$1.75 an hour. In 1976 he became manager/superintendent. When he started, he had recently had back surgery, so he wore bib overalls and a tee shirt to cover his cast so no one knew he was not supposed to do certain things. Dan has been to every monthly board meeting since he started except for four and three of the ones he missed were because of surgery. The October snow storm of 1997 did the most damage; the grounds crew cleared broken trees for weeks. They stopped counting after hauling 150 pickup loads of debris to Holmes Park. When he started working here Wellington Court was complete, Chatham was started, but not complete and Regency, Ramsgate, Kimberly, Briar Glynn and Cromwell were not built. 74th Street did not go through to Van Dorn. Dan said he planted almost all of the trees that are in Wellington Greens; that there were only a few existing trees. Jennings Haggerty, a nurseryman and resident ordered bare root trees and chose the location for each tree to be planted by Dan and the crew. For many years Dan would drive to Shenandoah, Iowa each spring and bring back 200 to 300 trees, usually about 1' diameter, six feet tall to plant in the common area. Dan took the most pride in the shape of the golf greens. In cooperation with Dan, the University of Nebraska turf specialist have used Wellington Greens as testing grounds for various grass cultivars over the years, which assists the grounds crew in maintaining healthy lawns.



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MONTHLY BOARD OF DIRECTOR MEETINGS

The next Board Meeting is scheduled for Tuesday, April 19 at 7:00 p.m. It will be held **AT THE CLUBHOUSE** unless COVID conditions change. All residents are invited and encouraged to attend. The May, 2022 board meeting will be Tuesday, May 17, 2022 starting at 7:00 pm at the clubhouse.

**Professional
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10% discount for Wellington Greens residents and 15% discount for senior Wellington Greens residents. Call 402-405-1372 to schedule a free estimate. Bonded and insured.

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 play. The clubhouse is available to rent for private events.



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