

WELLINGTON GREENS HOMES ASSOCIATION, INC



7600 Old Post Road, Lincoln, NE 68506

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PRESIDENT'S REPORT from Linda Siedhoff

Another month has gone by and it is August already. Summer will soon be over. Everything is looking good on the campus with good rains. The board has approved all the new bylaw changes, some of which are listed in this newsletter. New Green Books with all the changes will be coming out within the next month. Everyone will get one copy. The long-range planning committee will be meeting with all the courts in August and September to get all your ideas for Wellington Greens. Please plan to attend one of these meetings, so we know what you want. We are waiting for the last bench to arrive and two benches will be installed between Regency and Chatham court for now. Please get all your outdoor building repairs done along with cleaning up all your landscaping. Let's keep our association looking great. Until next time.
Linda.

SUPERINTENDENT'S REPORT

(Date of report to WG Board was July 20, 2021)
We are having amazing weather for summer with timely rain and drops in temperature which is helping to navigate historically the hottest time in our year. The state record is July 24th at 118 degrees in 1936 in Minden, Nebraska. We have made good progress on trimming of shrubs in the common areas. We have removed three trees and one was done by our crew. We had an opportunity to spray some weeds during a cool spell. We distributed 15-20 yards of wood chips on the 70th street berm. These came from the two commercial removals. Sewer trunk lines inspections and service (as needed) were completed at Canterbury East, West and South, Warwick, Kensington, Chatham and Wellington by Bethany Plumbing. Water breaks on the golf course were complicated and expensive. JCAS construction is two to three weeks behind in schedule in getting to the wingwall on 74th. The ground out stump sites will be sterilized and seeded late next month.



On Tuesday, June 22nd, Greg Stahlnecker had 2 holes-in-one at Wellington Greens within 1/2 hour of each other. He aced hole #3 at 133 yards with an 8 iron and hole #5 at 105 yards with a pitching wedge. Witnesses were Jim Conway, Del Meints, Bill Watson and Sam Sharpe. This was in the same round and his total for 9 holes was 25. This has only happened 3 times in PGA history.



NEW PICNIC BENCH AT THE CLUBHOUSE.
Golfers and clubhouse renters can enjoy a new picnic table at the clubhouse. We are still waiting on delivery of two sitting benches that will be installed on Old Post Road between Chatham and Regency.

GOLF TAGS

Please be sure to always have your golf tag with you when you are playing on Wellington Greens Golf Course. If you are seen playing without your tag, you will be asked to leave. This is to prevent poachers from playing.



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MONTHLY BOARD OF DIRECTOR MEETINGS

The next Board Meeting is scheduled for Tuesday, August 17 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 September meeting will be Tuesday, September 21, 2021 starting at 7:00 pm, also at the clubhouse.

Professional Window Cleaning



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.

DOG POOP

Do not put dog poop in your paper leaf bags or throw dog poop bags in the roll off container located at the clubhouse. The crew has to sort through the bags to take out any poop bags or the roll off company will quit taking our grass and leaf bags.

WATCH FOR TIMELY NEWS TOPICS AND SOCIAL HAPPENINGS ON OUR WEB SITE

The Covenants and Green Book (By-Laws), paint codes and contractor recommendations are on the web site. The website is <https://wellingtongreens.net>. Please send news items and pictures for the web site to wdonmc@gmail.com.



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Recent By-Laws Changes with Rationale

Your board passed over 20 changes to the Wellington Greens By-Laws (the Green Book) at the July 20, 2021 meeting. We will be highlighting a few of the more meaningful changes and the rationale for the change in this and upcoming newsletters. Today we are writing about a modification to Article IX, Architectural and Landscape Controls, paragraph 7, that really represents a clarification of an unwritten rule that has existed since the beginning of our association.

The new restriction reads as follows: "7. For purposes of landscape and placement of air conditioning units, owners' lot lines begin at the back fence line and extend to four feet in front of their garage, unless an owner has a licensed survey showing otherwise. Units on the sides of a building have lot lines that extend four feet from the side of the building on the open side. No permanent improvement shall extend beyond the fence line or the side of the unit without permission from the board."

By-Law IX, 7, continues with the previous wording that the Association requires owners to obtain permission to plant trees and shrubs in the Common Area.

Rationale: There is some lack of uniformity among the lot lines in the Wellington Greens amended replat. Without surveying every lot, we cannot be 100% certain of the extension beyond buildings on each lot. However, most lots extend 4 feet from the building wall for side units, and 4 feet out from the front of the garage.

By adding this By-Law, we are codifying the practice that has been used from the beginning of the association. We are defining the Common Area as everything outside of an owners' lot lines by providing a definition for lot lines. Please note that no permanent improvement, such as fences or structures, should extend beyond the side of the building without prior approval of the board.

New Green Book will be available soon. We are in the process of typing up the new Green Book. The draft changes were available on the website since the June board meeting. The new book will be available on the website and copies will be made available to all residents. All renters will receive a copy of the Use Restrictions (Article X) of the By-Laws. We will be highlighting additional changes in future newsletters.