

WELLINGTON GREENS HOMES ASSOCIATION, INC



7600 Old Post Road, Lincoln, NE 68506

Web Site: <https://wellingtongreens.net> E-mail address: wdonmc@gmail.com Phone number: 402-904-5292

PRESIDENT'S REPORT from Linda Siedhoff

Happy holidays to everyone. I hope everyone had a great thanksgiving. It was great for me, getting together with family. 2021 is almost in the history books and it has been a great year at Wellington Greens. We have a new board who will do a great job, new benches for all of us to enjoy, and new trees to continue to make our campus beautiful. A big thank you to everyone for helping to make Wellington Greens a great place to live. We have many good things in store for next year also, including a new 10-year plan and some social events.

Again, this year we are having a Christmas decorating contest with prizes to the top three decorated homes. So, get out your lights and other decorations and let's make our campus light up. If you live on the golf course, don't forget the back side of your home too.

Everyone have a happy holiday season. Until next year.

ANNUAL MEETING HELD OCTOBER 31

Our Annual Meeting was had Sunday, October 31, 2021 at the Aldersgate Church. Mike Beaver and Lon Dyer were each elected to three years terms on the Board of Directors. 33 residents were in attendance. At the November 16 Board meeting Linda Siedhoff was elected president, Carol Conway, vice-president, Jim Wharry, treasurer and Mike Beaver, secretary. It was also decided that committee chairs would be Jim for Finance and Concrete, Carol for Landscape and Golf, Mike Architecture Committee, Lon for Social and Rental committee and Linda for Court Captains Committee.

DUES ARE NOW \$175 PER MONTH Effective October 1, 2021 your HOA dues were raised by \$15 to \$175 per month. Please notify your bank of the change. Some residents have not notified their bank of the increase and the \$15 per month are adding up each month and they are in arrears on their HOA dues. Also, a few residents are not having their payments go to Wellington Greens HOA, P. O. Box 425, Gretna, NE 68028

SUPERINTENDENT'S REPORT

(Date of report to WG Board was November 16, 2021)

Our campus is rebounding well with recent rain. The hardwood maples were bright this fall as they should be. Some seeded areas have been mowed at least once which is encouraging with winter approaching. Recent lighting issues were challenging, but resolved. Do you know that the Wellington Greens Staff services and maintains 171 lights? These provide both aesthetic and security lighting. The mulching kit on our mowers have proven to be very effective at making the leaves disappear as well as roll off expenses. We will continue clean up until we run out of leaves (Ha) or receive snow cover. The lights issue at 2331 S 74th, units 33 – 36, a fixture in the planter went bad (age) and was abandoned. The lighting problem in the clubhouse under the renovated stairwell was also resolved, this was not finished during the project. Six trees were removed and all but one cleaned and soil added to grade. Previous removal sites have grass cover. We are working on distributing wood chips. The annual backflow inspections for the city have been completed and passed. 7101 South Street (Sunbury) water main status is workable, but not ideal. We want to remind residents to not drive ANY vehicles on the common areas without checking with the maintenance crew. There are pipes buried in many places, so if you need to move furniture with a van, have the crew flag the pipes. Remember that ice melt products **SHOULD NOT** be applied to new concrete.



LOUISE KIRKBRIDE
REALTOR®

402-432-5943

✉ Louise.Kirkbride@WoodsBros.com
🌐 www.LouiseKirkbride.WoodsBros.com



Holmes Lake
402-434-3800
2900 S 70th, Suite 300
Lincoln, NE 68506

MONTHLY BOARD OF DIRECTOR MEETINGS

The next Board Meeting is scheduled for Tuesday, December 21 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 January meeting will be Tuesday, January 18, 2022 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.

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.

THANK YOU to resident Leslie Pieper for the solar lights she put in at 70th and South Street entrance.

WINTER REMINDERS

Do not leave items laying in the common areas such as hoses, tools, grills, etc. because they can be covered by snow and dangerous to our crew. Do not leave items on drives and sidewalks when it snows. Leave your outside lights on during snow storms. Let your mail stay in the mailbox when it is icy. If you go south for the winter, make sure your water is turned off, at very least, your washing machine water hoses; leave a key with a neighbor to use in case of emergency; let your neighbors know you will be gone and give them contact information.

YARD WASTE SEPARATION ENDS FOR SEASON

Wellington Greens residents will not be required to separate grass and leaves from household trash beginning December 1. As required by the Nebraska Integrated Solid Waste Management Act, grass and leaves must be separated from household trash from April 1 to November 30 each year, but can remain together from December 1 to March 31. Residents may be charged additional fees for regular waste collection based on the volume and weight of the leaves and grass collected, however. Residents are encouraged to use paper lawn bags to avoid having the leaves and grass freeze to the bottom of plastic waste bins.



HOLIDAY DECORATING CONTEST

The Social Committee will again award gift certificates for the best Holiday decorations in Wellington Greens. \$50 for first, \$25 for second and \$25 for third place



Trusted Senior Living Consultants
Simplifying Your Retirement Options



- 🌿 Independent Living
- 🌿 Assisted Living
- 🌿 Memory Care
- 🌿 Long-Term Care

Serving Lincoln, Omaha & Surrounding Areas

Services at NO COST to the Client

402.802.3301

4230 Pioneer Woods Dr, Suite B, Lincoln, NE 68506

BridgetoBetterLiving.com



Eric J. Christensen
Financial Advisor

2710 S 70th St., Ste 109
70th & Van Dorn
Lincoln, NE 68506
Bus. 402-484-8151 Cell 308-440-7803
Fax 888-812-8559 TF. 800-411-7494
eric.christensen@edwardjones.com
www.edwardjones.com

Edward Jones