

# WELLINGTON GREENS HOMES ASSOCIATION, INC



7600 Old Post Road, Lincoln, NE 68506

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

## PRESIDENT'S REPORT from Linda Siedhoff

Hello February, we are one more month into winter and spring will be here before we know it.

All of our committees are working hard to improve and maintain our beautiful campus. One hard-at-work committee, headed by Vaughn Carter, is the Long-Range Planning Committee, working on a 10-year Comprehensive Plan, "Vision 2033." What will Wellington Greens look like moving forward the next ten years. Over the next few months, you will be hearing more about this process and your input will be important. Watch for updates and keep an eye on the website.

Just a reminder about parking at Wellington Greens. Please park in your garage. Our By-Laws read that each unit should have no more than one vehicle in the common area visitor parking. That vehicle must move at least every ten (10) days. If the vehicle does not move within 72 hours after a warning from the board, the vehicle may be towed at the owners' expense. Exceptions to this rule must be approved by the board in writing. It is difficult, especially in winter, for the grounds crew to move snow with many cars in the lot.

Spring is close at hand. See you next month.  
Linda Siedhoff, president.

## TIPS FOR HOMEOWNERS

Coyotes, like all wild animals, come to an area for food, water, and/or shelter. If you eliminate these attractions, you will reduce the likelihood coyotes will come onto your property.

- Remove potential food sources from your yard such as pet food, garbage, birdseed, or exposed compost. **DO NOT INTENTIONALLY FEED THEM.**
- Regularly clean outdoor grills.
- Accompany small dogs and children while outside and keep cats indoors.
- Deter nuisance coyotes from your property by making loud noises, throwing rocks near them, or spraying them with a hose.
- Use flashing lights, motion sensors, and noise makers to "haze" coyotes and make your property unwelcome.

## SUPERINTENDENT'S REPORT

(Date of report to WG Board was January 19, 2021)

Dan said that the following tree work has been completed: Two Pin Oaks were trimmed at 7221 OPR Nos. seven and ten; two Austrian Pines that were dead were removed per written request; one Silver Maple removed by our crew; and five Ash trees were removed at 2324 S. 74<sup>th</sup>, 7420 South St. Nos. 5 and 24, 7221 South St. No. 25 and 7300 South Street No. 4. The stump grinding remains to be done. We now have 31 Ash trees remaining. Fitzers pulled, soil to grade in islands at 7101 South Street and 7541 OPR. There is no more commercial tree removal planned at this time. The costs are and will be going up, probably substantially, as more Ash trees in Lincoln will need removed. We have had water breaks at 7200 OPR on December 3, that has been repaired and concrete poured and the barricades will be removed Monday or Tuesday and on January 13 at 7410 OPR which was repaired the same day. Both breaks were four-inch cast iron pipes. I have the name of a utilities replacement specialist to look into a study for the replacement of the old water pipes.

## PARKING DURING SNOW STORMS

Please park your vehicles in your garage so the snow plows can access the drives and common parking area. If you have to leave a vehicle outside, please park it at one end of the parking area and have your neighbors park in the same area, thus leaving a majority of the area open for the snow plow to get through.



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## MONTHLY BOARD OF DIRECTOR MEETINGS

The next Board Meeting is scheduled for Tuesday, February 16 at 7:00 p.m. It will be held by videoconference (Zoom). Check the web site for details. If you wish to attend, email [wdonmc@gmail.com](mailto:wdonmc@gmail.com) You will receive an invitation to join via Zoom or will be notified if it is decided to meet 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.*

**New Post Office Box.** Watch your February statement for a new mailing address for paying dues, effective March 1.

**WATCH FOR TIMELY NEWS TOPICS AND SOCIAL HAPPENINGS ON OUR WEB SITE** The Covenants and Green Book (By-Laws) and paint codes 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](mailto:wdonmc@gmail.com).

### CONTRACTOR RECOMMENDATIONS

If you have a favorite contractor that you really like, such as a painter, roofer, plumber, handyman, etc., please share his or her contact information with Board member Tammy Hanel by email at [academicaccents@yahoo.com](mailto:academicaccents@yahoo.com) A list will be compiled and put on our web site for residents to refer to. This will be recommendations of some residents and not a recommendation of the Board of Directors or WGHA.



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### CORRECTION

It was reported last month that Ned and Eola Hedges were co-winners of the Holiday lights contest, but it was their neighbor, Carrie Bence

### Kudos to the Wellington Greens Staff

At about 8:00 on the morning of January 13 water started bubbling up around the concrete in Wellington Court. An underground water pipe had burst and a lot of water was escaping. The Wellington Greens maintenance staff was called and they quickly turned off the water valve by the street. The staff called a company they knew had the equipment and expertise to address this situation. Guided by the Wellington staff it wasn't long before a backhoe was breaking through the concrete, digging out dirt and hunting for the location of the broken pipe. The clubhouse was unlocked and the court captain sent out an email telling the court residents they could get water there. The Wellington staff worked along with the plumbers, sharing their knowledge about pipes in the court and hauling away the dirt coming out of the hole. The court captain sent out a couple more emails. By 2:00, although there was still a big hole in the ground, water was running to all the townhouses. Kudos and a big thanks to the Wellington staff and the court captains. Well done. From a Wellington Court resident.

Wellington Greens Homes Association Inc.  
7600 Old Post Road Lincoln, Nebraska 68506



#### WHAT WILL WELLINGTON GREENS LOOK LIKE TEN YEARS FROM NOW?

Over the next year we will be determining that  
And your input will be an important part of the process  
Keep your eyes here for monthly updates  
And for more information check out the VISION 2033 tab  
on the Wellington Greens Web Site  
<https://wellingtongreens.net>