

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

It's March. We are another month through winter, and hopefully, spring is on the way. I hope you all made it through the cold snap without too much trouble. We are all gearing up for spring, getting equipment ready, planning for new plantings, and common area maintenance. Hopefully, you are all making the same plans to improve and maintain your properties. If you have any questions regarding outside colors or any projects you are planning, please let us know. Neighborhood garage sales are scheduled for the second weekend in June so now is a good time to start that spring cleaning. This is also the time when coyotes are the most active according to wildlife specialists. It is the end of mating season and males are especially the most aggressive. Please watch out for your pets. The weather is improving. I hope to see you all out in the neighborhood.

Linda Siedhoff, president.

Help the Association save you Money

We already send our monthly newsletter to a number of residents via email each month. But then we send out our monthly statements by postal mail and enclose our newsletter, at a cost of \$.55 per month per resident (for a total of \$152 per month) plus paper and printing costs. We're not sure when we will implement the new process, but we would like permission and email addresses for those of you who are interested in receiving both the statement and the newsletter electronically. We will send out an invitation electronically to those of you already receiving the newsletter for you to respond to. If others are interested in receiving the material via email, please send an email to Don McIntyre at wdonmc@gmail.com indicating your desire to receive electronically and your email address. Please do not put a note with your email address in your statement this month, as we are changing our postal box and it might cause confusion or not get recorded properly. Thank you for helping us save the Association money.

SUPERINTENDENT'S REPORT

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

Dan said that the equipment work is proceeding well, no surprises so far. Right now, our greens mower is ready for another year. Snow removal has been our main concern and focus. We have had over 30 inches in the last month. We have had breakdowns with equipment, but have managed around them so far. Both trucks have problems with the plows. The John Deere tractor has been a warrior with only welds needed on the rear bucket. We have moved snow to assure access to fire hydrants. We have done extensive work on public sidewalks. We monitor parking lots and slopes for traction. We have been lucky with the snows having so little moisture content. Light and fluffy moves much better than wet and heavy. I am very pleased and proud of the effort and dedication displayed by Ryan and Eric during these long and tiring weather events. I have received two preliminary bids to replace water mains at 7410 OPR and 7101 South Street in the amount of \$42,000 for 7410 OPR and \$40,000 for 7101 South Street. These are from Northridge Underground. The last I have heard about the new tractor is that it is in Gretna as of the last week of January waiting for implements. The steel work on golf course bridges has been reduced, the cost will be much less than projected originally.

COYOTES A resident of Wellington Greens left dog food out in the common area. This draws the coyotes in. Please do not leave food outside.



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MONTHLY BOARD OF DIRECTOR MEETINGS

The next Board Meeting is scheduled for Tuesday, March 16 at 7:00 p.m. It may be held by videoconference (Zoom). Check the web site for details. If you wish to attend, email 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. The new address for paying your dues effective March 1, 2021 is Wellington Greens Home Association, P.O. Box 425, Gretna, NE 68028

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.

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 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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Edward Jones
MAKING SENSE OF INVESTING

By-laws Ad Hoc Committee

The Board has appointed a committee to look at our by-laws and determine if they should be updated. The following is the paragraph on use restrictions as it reads today. If you have any suggestions, please let Linda lsiedhoff@aol.com or Tammy academicaccents@yahoo.com know.

Article X – Use Restrictions

1. No member shall park or allow the parking of any of the following vehicles in the common area parking lots, on any street or in front of garages for longer than 24 hours without written approval of the board: travel or motor homes (RUV) greater than 21 feet in length or greater than 7 feet in width and weighing more than 6,000 pounds, trailers, pick up campers or boats. Violators will have their vehicles towed away at their expense.

Parked cars and other vehicles must not block the sidewalks or common driveways. Vehicles blocking driveways are safety hazards, as access is needed for emergency vehicles, and they shall be subject to towing as specified in the Declarations.

Personal automobiles should be parked in garages whenever possible. A resident can keep one licensed motor vehicle in common parking areas for no more than ten days without being moved. If the vehicle is not moved within 72 hours after a warning from the Board, the vehicle may be towed at the owner's expense. The vehicle parked in the common area must be registered to a resident of Wellington Greens. Exceptions to this rule must be approved by the Board in writing.

Unregistered vehicles or vehicles that do not run shall not be parked in common parking areas for more than ten days. Such vehicles may be towed at the owner's expense if not moved within 72 hours after a warning from the board.

2. Residents should keep cars or other obstructions off the parking area during snow removal time. Snow is removed from in front of garage doors leaving a space of 12" to 18" in order to avoid making contact with garage doors.

2033 VISION – TEN YEAR COMPREHENSIVE PLAN

Check out our website for details on our Ten Year Comprehensive plan at wellingtongreens.net under "Vision 2033". It includes a month by month process for the first year. It also includes our mission, values, areas of focus, cost and the description of the plan. It also includes committee contact information. Every resident's input is valued and appreciated.