

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

Shortly after you receive this, we will have a new board and a new year started. I hope for many great things continuing for Wellington Greens. We have received the much-needed rain going into winter to keep our campus looking great. The grounds crew is doing a great job on cleanup and getting ahead of the leaves. The benches are now installed on Old Post Road between Regency and Chatham courts. They look great and are a great resting place for walkers. Try them out. Visit with your neighbors. Just a reminder to keep your cars in the garage if at all possible. With winter weather and snow approaching, it makes it easier for the grounds crew to move snow. As always, the board is here to address any of your concerns. Until next time.

ANNUAL MEETING THIS SUNDAY

Our Annual Meeting will be held this Sunday, October 31, 2021 starting at 2:00 p.m. at the Aldersgate Church located at 84th and South Street. There will be a drawing for \$100 worth of gift certificates and you must be present to win. If you cannot attend, leave your proxy with Don, 7410 Old Post Road No. 7 in his mailbox to the left of his garage door.

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.



NEW BENCHES Two new benches (Pictured above) were recently installed between 7200 and 7300 Old Post Road. These benches were paid for by some residents and their names will soon be displayed on the benches.

SUPERINTENDENT'S REPORT

(Date of report to WG Board was October 19, 2021)
The grounds staff trimmed six trees and removed five shrubs, satisfying both verbal and written work requests. We planted eleven trees in four courts with a good start in noise (70th Street) abatement. No Limits Tree Service will be working most of the week on selected removals and trimming. Mowing and cleanup will continue all fall as permitted. We checked out the snow removal equipment and shut off two water systems, but not the golf course. Called Action Plumbing for an update on the start date to repair the watermain valve at 7101 South Street and waiting for them to get started. The watermain valve can be costly if it cannot be rebuilt from the top. We will not be purchasing the turbine blower as production has stopped because of pandemic issues. **RETIREMENT** Dan Riner, Superintendent of Grounds for Wellington Greens announced that he will retire this spring after working 50 years for Wellington Greens. A search committee is looking for a new superintendent. For more information go to <https://wellingtongreens.net/superintendent-position>



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MONTHLY BOARD OF DIRECTOR MEETINGS

The next Board Meeting is scheduled for Tuesday, November 16 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 December meeting will be Tuesday, December 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.

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.

RENTAL UNITS If you have a unit for rent in Wellington Greens or know of one, please let Don know at wdonmc@gmail.com as we have a resident interested.

NO FIRE PITS There was a house fire in Lincoln this past weekend caused by a fire pit being too close to the house and it caused \$500,000 in damage. City code requires that wood-burning fire pits be at least 25 feet from combustible materials such as a house, garage or fence and a movable pit (propane) cannot be used closer than 15 feet from a combustible source.

Recent By-Laws Update (Continued)

The Board adopted changes to the by-laws (green book), and all owners should have received a printed copy from your court captain. The revised by-laws are also available on the Wellington Greens website (<https://wellingtongreens.net>). Here are some provisions that were discussed at our last Board meeting because residents did not follow these rules:

Article IX, paragraph 6. – Architectural and Landscape Controls. Colors for roofing, painting and siding should match existing colors; materials and colors must meet Association standards. If changes are considered, written permission must be obtained from the Architectural Committee and then approved by the Board, by majority vote. **Commentary:** If you want to make changes to the exterior of your unit, including changes to patios, fences or decks, please submit a written drawing and description of your planned changes. And when you receive approval, you should receive a written confirmation that the changes are approved.

Article X, paragraph 6. – Pet owners are responsible for cleaning up after their pets. Pet owners who let their dogs out on their private lots should clean their property daily, so as to not offend neighbors who are in close proximity. **Commentary:** This provision also applies to owners who let their pets out on the common area adjacent to their private lots. Please pick up daily.



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