

WELLINGTON GREENS HOMES ASSOCIATION, INC

7600 Old Post Road, Lincoln, NE 68506

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PRESIDENT'S REPORT from Linda Siedhoff

Happy Fall everyone! The weather has been beautiful. Dan would love someone to do a rain dance as we really need it. Hopefully, at the time of publication someone's dance will have resulted in rain. Everything else on campus looks good.

Our annual meeting will be coming up on October 31, and I would encourage all of you to attend. It is important to show interest in your association and get any questions you have answered. We will, again, be electing two new directors to the board, so come make your vote count.

Dues go up this month, and this is important to keep Wellington Greens functioning properly. If you have direct payment by your bank, please get this changed. Have a great fall everyone and I hope to see you at the annual meeting. Until next time.

ANNUAL MEETING

The Annual Meeting of Wellington Greens Homes Association will be held October 31, 2021 starting at 2:00 p.m. and will be held again at the Aldersgate Church located at 84th and South Street. We have a great slate of candidates running for the board of directors. They are Mike Beaver of Sunbury Court; Lon Dyer of Regency Court; Barb McCuen of Kensington Court and George Wolcott of Wellington Court. Dick Vautravers and Tammy Hanel are retiring from the board and they are thanked for their time serving on the board. Also, there will be a drawing for \$100 worth of gift certificates and you must be present to win.

NOTICE: There is not a POOP FAIRY that picks up after your pets.

SUPERINTENDENT'S REPORT

(Date of report to WG Board was September 21, 2021)
Dan said our campus is looking tough as both turf and trees battle the current conditions. The grass is dealing with fungus and many trees have leaf spot, rust with dropping of leaves to lessen transpiration requirements. If anyone knows a "rain dance" please do it. We have aerated the greens. We have had several days clean-up of branches from a storm event. Our crew removed two trees, a crab and a white pine and trimmed four trees in Warwick court and one in Canterbury. The four-inch cast water main at 7101 South Street needs a shutoff valve and before the meter is replaced or rebuilt, we need to expose it. City plumbers will aid in rebuilding if possible. Also, the city may decide to replace the meter to update this water service. That will increase the cost of this project. This valve is needed to shut off service to 7101 South Street (Sunbury) in case of emergency (break). This court has a history of breaks. Dan requested the board to purchase a blower to aid in leaf cleanup, storm debris, greens aeration and snow removal. It will expedite daily maintenance with less labor and more worker friendly for older employees. The cost is around \$9,400 and this is requested at this time instead of the purchase of a new truck that was budgeted for. Dan asked for residents that submit work orders to please print the form from the website or pick one up from the mailbox at the clubhouse and give him a printed copy in order for him to have a dated printed copy.

The logo for Woods Bros Realty, featuring a stylized 'W' and 'B' in a blue square, with a house icon and the text "WOODS BROS REALTY" in red and black.

LOUISE KIRKBRIDE
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A headshot of Louise Kirkbride, a woman with short blonde hair, wearing a red collared shirt, smiling.

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MONTHLY BOARD OF DIRECTOR MEETINGS

The next Board Meeting is scheduled for Tuesday, October 19 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 November meeting will be Tuesday, November 16, 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 played until 6:30 p.m. At 7:00 p.m. the game Mahjong starts and is played until the players are ready to leave. Bridge is still played on the first and Third Wednesdays starting at 2 p.m. Just show up and join in the game.

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.

Recent By-Laws Changes with Rationale

The Board wants to make residents aware of two other changes to our by-laws approved at the August meeting.

One change that affects very few residents is that "any account more than 90 days in arrears will automatically have all privileges of the Association revoked, including but not limited to clubhouse use, golf course use and voting rights". This clause is permitted under our covenants and the Board feels this is entirely appropriate for individuals who are not supporting the Association.

Another change clarifies the Board's position on signage. We have always had a prohibition against political signs on common area, but we have in the past allowed "For Sale" and similar signs by entrances to drives. Our new by-laws state that no signs are allowed in the common area, except for association-sponsored activities. Signs placed in private areas may be no larger than 2 feet by 2.5 Feet, the size of a real estate sign. This means "For Sale" or "For Rent" signs must be in the four-foot area extending out from your garage.

For your information the city does not allow signs in the area between the sidewalk and the street.

New Green Book are available and can be found on our website, wellingtongreens.net. Email wdonmc@gmail.com or call 402-904-5292 if you want a printed copy.



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Jerry Riggins of San Simeon scored 2 holes-in-one. He aced #7 at 121 yards with a 7 iron on Thursday 9/2/21. His witnesses were Ray Daniel and Dan Riner. He also aced #8 at 92 yards with a Pitching Wedge on Wednesday 9/8/21. His witness was Ray Daniel.