

# WELLINGTON GREENS HOMES ASSOCIATION, INC



7600 Old Post Road, Lincoln, NE 68506

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## **PRESIDENT'S REPORT from Linda Siedhoff**

Happy fall to all. The cooler weather will be a welcome relief from the hot, humid weather we have had. Labor Day is just around the corner so it is time to finish up those fall projects before winter.

The court captains will again be meeting in September, so if you have any issues that you would like discussed at the meeting, please contact your court captain. We want everyone to have a say.

We have also finished up with the bylaw changes and have reprinted the Green Books. The new edition is available on the website and everyone that receives an electronic billing will also receive an email copy of the new Green Book. We also have some printed copies of the Green Book for those that don't have a computer. Please notify Don McIntyre at [wdonmc@gmail.com](mailto:wdonmc@gmail.com) or 402-904-5292 if you want a printed copy.

The board also voted at the August meeting to raise the membership dues to \$175.00 per month, beginning with the new fiscal year on October 1. The dues have not been raised for four years and this 11% increase coincides with the 11% inflation rate during that time.

Get out and enjoy the cooler weather when you can. GO HUSKERS! Until next time. Linda.

## **SUPERINTENDENT'S REPORT**

*(Date of report to WG Board was August 20, 2021)*  
*Mid-August brings several anticipated changes. East High Marching Band music in the mornings and, oh yeah, Husker Football and cooler, wetter weather. Our grounds are in pretty good shape considering soil moisture conditions. The Wellington Greens grounds staff have been busy not only with the usual weekly tasks, but also some updates, rebuilds and replacements. We replaced five low voltage light posts; three at 7100 Old Post Road, one at 7300 South Street and one at 7500 South Street. We ordered three wood sign posts, court signs, hangman style. J Cas Masonry completed the wingwall column rebuild at 2331 S. 74<sup>th</sup>. We cleaned out the main flow under through the golf course. We repaired another (minor) water break on the golf course. We trimmed several large trees and that was done in house. We planted a donated white oak and painted four arbors at the Canterbury's. We have started fall fertilizing and will aerate the greens in the next few weeks.*

## **PAINTING AT YOUR UNITS**

Do not paint your garage door(s) or any trim, fence or anywhere on your unit without contacting the Architecture Chair first. You could be required to remove or repaint. Also do not plant any shrubs, bushes or trees in the common area without permission of the Board of Directors. Contact information for the Architecture Chair, Tammy Hanel is at [academicaccents@yahoo.com](mailto:academicaccents@yahoo.com)



## **TIME CHANGE FOR CARD GAME PITCH**

The Pitch card games are now starting 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.



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# MONTHLY BOARD OF DIRECTOR MEETINGS

The next Board Meeting is scheduled for Tuesday, September 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 October meeting will be Tuesday, October 19, 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.*

## ASSOCIATION DUES RAISED TO \$175

The Board of Directors voted to raise the HOA dues \$15 per month to \$175 at their August meeting effective October 1, 2021. Discussion was had at the meeting about inflation, the rising cost of fuel and fertilizer and infrastructure such as equipment, sewer line and water repair and the need to replace a 20-year-old truck. The dues have not been raised in four years.



## FOOD DRIVE

Please put your Donated food in Front of your Garage Door September 18, 2021 by 8 AM and the Social Committee will pick it Up and take it to the Food Pantry.

## Recent By-Laws Changes with Rationale

### Garbage Cans and Garage Doors

Your board passed over 20 changes to the Wellington Greens By-Laws (the Green Book) at the July, 2021, meeting. We will be highlighting a few of the changes and the rationale for the changes in this and upcoming newsletters. Today we are reminding residents about some aesthetic principles that have always been part of board recommendations, but now are specifically mentioned in the By-Laws. And we remind you that pleasing appearance is a community value that leads to higher resale value as well as making for a more beautiful place to live.

Article X.11 (Use Restrictions) is a new provision which states that "All garbage and recycling containers will be kept out of sight of the street, the neighbors and the common area except on pickup days." Article X.12 (Use Restrictions) says "All garage doors are to be kept closed unless the garage is in use".

Both provisions are aimed at creating a pleasant visual for residents and visitors. With our garages generally fronting either the court or the street, most people's first view of a unit is the garage. Leaving garbage cans in front of a unit on a continuous basis creates an appearance of clutter and is unsightly. Since every unit has a garage, the obvious place to store your containers on non-pickup days is in your garage. While this can be more challenging for those with one-stall garages, most Canterbury and Grammercy residents have been able to keep their containers out of sight. The board and our court captains feel strongly that this provision should be part of our Green Book.

The second provision (garage doors) is for both appearance and safety. Leaving your garage door open during the day is an invitation to theft as well as not putting your best visual foot forward. It can also lead to forgetting to close the door at night, which is a particular safety concern.

We do not expect to have an enforcement team dealing with those not following the new By-Laws, and we don't have any penalties in place for violations. But you might receive a knock on your door or a note on your container. We ask that all residents be good citizens and follow these rules to enhance the appearance and improve the safety of Wellington Greens. Thank you in advance for your understanding and compliance.

**New Green Book are available. Note the information in the President's message.**



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