

# WELLINGTON GREENS HOMES ASSOCIATION, INC



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## SUPERINTENDENT'S REPORT

(Date of report to WG Board was August 16, 2022)

It was an extremely hot and humid month, causing turf to go dormant and brown up and trees to stress and lose some leaves. September and October will hopefully bring some moisture and cooler temps. We are looking forward to things greening back up!

Lookahead - We will be seeding as many areas as possible in the common's early to mid-September. Residents are encouraged to help get the grass seeds to sprout by watering the common area around their units. We will also continue spraying for weeds with the cooler weather. It is recommended to wait for the spray to dry (typically less than an hour) before walking on or letting out pets to avoid exposure. Exact dates are not available as weather and environmental conditions affect application timing.

The below detail is what was completed above and beyond our normal, everyday activities of mowing, blowing, trimming, cruise courts for cleanup, repairing and replacing lights, etc.

- Watered the 40+ small trees planted over the past couple of years.
- Fertilized campus and golf course (over 50 acres) with late summer 23-0-4 (no herbicide or pesticide).
- Sprayed parkways, sidewalks, entrances, courtyards and golf course fairways for weeds. **Roughly 150K sq ft of parkways, 3 miles of sidewalks, 10 acres of courtyards (parking, driveways and medians) and 2 acres of golf course fairways.**
- Cleaned up 70<sup>th</sup> street berm. Removed and disposed of branches, weeds, suckers and brush.
- Continued to trim and remove suckers and dead branches from approximately **250** of the **1525** trees on Wellington Greens property.
- Repaired water main leak at 7541 OPR.
- Completed 8 work requests ranging from tree trimming to weed control.

The burglar of our red pickup and the maintenance building was arrested and our red pickup returned. If you see the ground crew around, please thank them for a job well done. They do an amazing job and work hard to keep Wellington Greens looking good. Let me know if you have any questions or concerns. Thank You, *Nick Horvath*, WG Grounds Superintendent. 402-440-1067

## PRESIDENT'S MESSAGE

Fall is here whether we are ready or not. The grounds crew will begin seeding soon as it cools and hopefully, the rains will come. Our focus groups went very well with a lot of great ideas and information, some of which will be implemented immediately. The board also voted at the last meeting to go entirely paper free with our billing and newsletter on January 1, 2023. If you are not receiving your bill electronically now, please provide us with your email address by sending an email to [wdonmc@gmail.com](mailto:wdonmc@gmail.com) with "email address" in the subject line. This will save us several thousand dollars a year in time, postage and printing. If you have questions, feel free to reach out. Until next time. Linda Siedhoff

## WANT TO WALK?

If you have interest in forming a walking group, send the following information to Mona Way at [casaglade@icloud.com](mailto:casaglade@icloud.com): Name, email, and preferred time period of day (e.g. morning, afternoon), days of the week, distance (e.g. 1 mile, 2 miles) and route (e.g. neighborhood stroll, park, trails). Mona will compile responses and send out to all for group planning/coordination.



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## SAN SIMEON COURT

I feel San Simeon, needs to get some special recognition. Within the last 2 years, they have taken on two large landscaping projects. With the help of Ryan Stewart with Campbell's Nursery they built a large front berm, valued at just under \$2,500. This includes a new entry signpost, plants, grasses, boulders, mulch and lighting. Most recently their privately owned (20–25-year-old) irrigation systems to center common area needed major repairs. Replacement of nearly half the sprinkler heads in their 10-zone system, at a cost nearly \$1,500. That, plus a new \$250 control unit gives them a much-needed updated system. These 2 big projects would have put a huge strain on most individual property owners. But with the 100% participation and the shared cost between these 25 homeowners, they know what the word teamwork means. This together with much new concrete the last 3 years, again proves "there is no place like San Simeon to live". Thanks to all, as we continue to improve our property and their values. Sincerely, Bob Webb - Court Captain



## THE VISION 2033 TEAM CONDUCTED THREE COMMUNITY FOCUS GROUP MEETINGS AT THE CLUBHOUSE IN EARLY AUGUST.

Comprehensive result of these focus groups will be in future newsletters. Some of the ideas discussed included: Residents agree that what they like most about WGHA is the ambience (park-like setting); there is a lack of resident participation in HOA duties (joining a committee or being on the board); residents appreciate that the neighborhood feels safe to walk, including the evening/night; concern over the sustainability of landscaping given the increasing temperatures and drought and suggest introducing native plants or alternatives to grass for ground cover; water conservation efforts such as rain barrels and rainwater garden and clubhouse renovation/improvements.



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## MONTHLY BOARD OF DIRECTOR MEETINGS

The next Board Meeting is scheduled for Tuesday, September 20 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, 2022 board meeting will be Tuesday, October 18, 2022, starting at 7:00 pm at the clubhouse.





## ANNUAL MEETING

Mark your calendar for the Annual Meeting of WGHA. The meeting will be held starting at 2:00 p.m. on Sunday, November 6, 2022 at the Aldersgate Church located at South Street and 84<sup>th</sup> Street. Carol Conway and Jim Wharry are retiring from the Board and two new board members will be elected. If you are interested in serving on the Board or know someone that you think would be interested, let Linda Siedhoff know at [lsiedhoff@aol.com](mailto:lsiedhoff@aol.com) Linda is the nominating committee chairperson. The board wants to thank Jim and Carol for their many years of service to Wellington Greens HOA. Carol will be staying on as the golf membership coordinator.



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