

Sagewood Point Frequently Asked Questions (FAQ)

Note: This document shall not supersede the Sagewood Point covenants. Refer to the Sagewood Point covenants for full disclosure.

1. What are my yearly HOA dues? \$200.00 per year.
2. How can I pay my annual HOA dues? All dues' payments should be made payable to "Sagewood Pointe HOA" and remitted by mail with the coupon at the bottom of this letter. You may also pay online visiting sagewoodpointeHOA@sagehoaservices.com. If you have any questions or concerns, please contact our office at 402-249-4003 or via our contact form at sagewoodpointeHOA@sagehoaservices.com.
3. When are my HOS annual dues due? They are due by January 31st. Payments received after February 1, 20xx may incur additional fees.
4. What do my HOA yearly dues include?
 - Snow and Ice removal around mailboxes
 - Mowing the 6 common areas
 - Weed control in the common 6 areas
 - Maintaining the front sign area and light bill to the front sign
 - Website page for the HOA
 - HOA liability insurance (property damage and casualty)
 - Bank fees
 - Postage fees, printing fees, delivery fees from the Management Company
 - Physical mailings/postage associated with HOA duties
 - Management fee (to run day to day operations) Sage HOA Services
 - The Association shall maintain, in a generally neat and clean condition, any and all entrance ways, fence, signs, cluster mailboxes, irrigation systems, landscaping, or greenspace which have been installed in easement or other areas of the Sagewood Pointe subdivision and center islands dividing dedicated roads, any drainage easements in favor of the Association, in generally good and neat condition.
 - Management Fee (day to day operations)
 - Main point of communication between homeowners and the management Company.
 - Review and approval of any architectural additions to homes including, but not limited to patios, decks, fences, paint schemes and more.
 - Help remedy any neighborhood nuisances or eyesores.
 - Helping create and maintain a neighborhood that all homeowners are proud to call their own!

- **Note:**
 - This is the first year for the HOA Board of Directors for Sagewood Pointe. We do not have a conclusive history of cost, or a contingency should any category exceed the current budgeted amount.
 - The HOA board is attempting to reduce costs where they can – by doing online form submissions, attempting to contract with service providers already in the area performing the same jobs, etc. to keep costs down.
 - The HOA will look at adjusting the Homeowner yearly HOA costs, up OR down, as needed, to keep the neighborhood in good condition.
5. What do I need to do to before I do a project on the outside of my house? You need to send in an architectural form to Sage HOA Services, 9802 Nicholas St. Building 100 Suite 105, Omaha, Nebraska 68114
 6. How can I send the architectural form? Send in an architectural form to Sage HOA Services, 9802 Nicholas St. Building 100 Suite 105, Omaha, Nebraska 68114
 7. How do I get the architectural form? Sagewood Pointe HOA Website (See the HOA website)
 8. What are some examples of outside project that I would need architectural approval? (Some of the items) tree removal, fence, wall, driveway, patio, patio enclosure, rock garden, landscaping, trash enclosures, swimming pool, doghouse, flagpole or other external improvement above or below the surface of the ground. You must submit construction plans and specifications, a site grading plan and a plot plan showing the location of the structure or improvement. Basically, any outside improvements that are permanent in nature. See the Sagewood Pointe Covenants, item 13.
 9. Am I required to keep my lawn weed free? Yes. Item 7, Sagewood Pointe HOA Covenants. “The title holder of each Lot, vacant or improved, shall keep his/her Lot or lots free from weeds and debris.”
 10. Am I required to pick up animal feces on my property? Yes
 11. Am I required to store my trash can inside? Yes. Only out the day of trash pickup. An alternative is to have an approved trash storage fence place on the side of your house that the trash cans can't be seen from the street.
 12. Can I have a fence? Item 5, Sagewood Pointe HOA Covenants. “on Lots 23 through 33, inclusive, Sagewood Pointe, and any other “perimeter” lot which abuts 180° Street or Fort Street, and is otherwise permitted to have fencing, shall be six feet (6') in height, tan vinyl fencing and shall be the same design as set forth on the attached Exhibit “A”, it being the intent that such perimeter fencing be uniform in character and design.”

13. Can I leave a boat, trailer, etc. stored outside of my home? Item 10, Sagewood Pointe HOA Covenants. "With the exception of temporary sales offices operated by the Declarant, its successors or assigns, no boat, camper, trailer or similar chattel will be maintained on any Lot, other than in an enclosed structure, for more than seven (7) days within any calendar year; and no automobile, motorcycle, truck or other vehicle will be repaired, torn down or stored on any Lot, other than in an enclosed structure. No boat, camper, trailer, motor home, semi-trailer, tractor, commercial truck or other similar vehicle or chattel shall be stored, parked or abandoned on any Lot or street within the subdivision for a period of greater than 24 hours at a time."
14. Can I place signs on my property? Item 9, Sagewood Pointe HOA Covenants. "No sign, billboard or other structure for advertising or the display of advertising material of any kind shall be erected, altered, placed or permitted to remain on any Lot except that real estate signs shall be permitted temporarily. Developer and/or its designee may, however, permit such signs as may be reasonably necessary for the operation and advertisement of model homes. Model homes may be maintained by the Declarant notwithstanding the fact there are no longer any vacant lots within the subdivision for sale." We allow children's school signs to be placed by the house.