

Westin Hills West III HOA Newsletter

<https://www.westinhillswesthoa.com>

April 2024

Greetings from the HOA board!

Here are the 2024-2025 board members.

Coquette Jensen, President | Judy Alley, Vice President | Kathy Rinker, Secretary/Treasurer | Jon Cox, Director | Bill Bartelt, Director

Property Management Company

Sage HOA Management Company has moved locations. New location is 12335 Gold Street, Omaha, NE 68144. If you have questions, please shoot them an email.

westinhillswesthoa@sagehoaservices.com 402.249.4003

You can find a copy of our Declaration of Covenants, By-Laws, ACR form, Newsletter and the minutes from the annual meeting on our website (listed above).

Spring has Sprung!

Mowing: Our set day will remain on Thursdays. A few facts regarding mowing. If it rains mowing will typically be pushed to the next business day. (Rain on Wednesday's- mowing would be Friday and so on). Please do not set your sprinklers to run the day prior or morning of mowing. If mowing day is pushed for rain, please check your sprinkler days. If your lawn is wet, this causes the ruts and marks in the yards from the mowers.

Sprinkler turn on: Yard Market plans for April 29 weather permitting. If the forecast changes and freezing is still expected the date will be pushed back. Homeowners are responsible for maintenance on sprinklers. When the sprinklers are turned on a note and estimate will be left in your door if any repairs are needed. Please check your door that afternoon/evening. Once the repairs are completed, please email Sage and Yard Market will complete the turn on when

time permits. If your water shut off is located indoors, please turn this on before but not later than the morning of April 29. Yard Market will set the sprinklers for 2 days per week

Lawn treatment: Yard Market placed the first treatment of Fertilizer + Pre-emergent + Herbicide about 2 weeks ago (step 1). The following is a schedule of applications between now and November.

Step 2 May Fertilizer + Pre-emergent + Herbicide

Step 3 In late June / early July Fertilizer + Grub Control + Herbicide

Step 4 Late July / early August slow release Summer Fertilizer + Herbicide

Step 5 Late August / early September late Summer Fertilizer + Herbicide

Step 6 Late September / early October Fall Fertilizer + Broadcast Herbicide

September / October Aeration

Step 7 November Winter Fertilizer

Concerns regarding pets: We want to convey that the above treatments are safe for pets to walk on (not eat) once the treatment is dry, typically 30-60 minutes.

Yard Market offers services for everything outdoors. Tree trimming, sprinkler repairs, additional chemical treatments for your yard, landscaping and much more. You can contact them directly for price quotes. 402.393.3333.

Animals

The City of Omaha requires dogs to be on a leash and dispose of all animal waste (this includes dogs and cats). Here is a link to the City of Omaha rules:

[Nebraska Humane Society - Omaha Rules](#). This is a covenant violation. Leash your dogs and pick up the waste. Landlords it is your responsibility to make sure the tenants are complying.

Tree replacement & trimming

Each home must have a tree in the front and back. If you have a tree missing, it must be replaced, homeowners were contacted in the fall regarding missing trees if you haven't done so please have the trees planted by May 15. Don't forget to submit an ACR. Each homeowner is responsible for trimming all trees on their property. Please review the city code and make sure your trees are in compliance. If your home backs to Fort Street the tree branches **must not touch the vinyl fence!** Under Omaha city code Sec 37-93 "It shall be unlawful for any property

owner or occupant to permit the limbs, branches and/or foliage of any tree or shrub upon such property to project into or extend over any sidewalk in such a manner that there shall be a clearance of less than eight to ten feet between the sidewalk surface and such limbs, branches and/or foliage”

Exterior Signs

As a reminder signs are not permitted in yards without approval. If you are selling your home, having a yard sale or contractor work done please submit an ACR for approval. Political signs will not be approved.

Late Charges

Effective June 1, 2024 dues 60 days late will have a 10% late fee added.

Architectural / Landscaping changes (ACR)

Forms are available on our website

<https://westinhillswesthoa.com/>

Several people have questions regarding ACR's. When in doubt reach out to the Sage and ask if you need to fill one out. The covenants allow the board 30 days to respond to ACR requests. We do strive to turn them around quickly, but you will want to submit early as you, or your contractor can not start projects until approved. Submit to westinhillswesthoa@sagehoaservices.com

Here are a few FAQ's:

1. When do I need to submit a form? You need to submit a form anytime you are changing, removing, or adding to the exterior of the home. This can be anything from adding a new or expanding the current flower beds, roof replacement, attaching items to the exterior of the home and everything in between.
2. If I want to plant flowers in an existing flower bed that has already been approved do I need to submit an ACR? No, you do not! This is for the upkeep and beautification of your home.
3. Does the HOA only approve certain deck stains? If so, what colors are approved. You must submit an ACR anytime you are replacing, updating, or staining your deck. When you submit the ACR please include the brand and color you plan to use, we will approve most browns and tans. Decks should be stained not painted.

4. I have noticed some black lights, exterior doors, and railings around the neighborhood. Is black approved? Yes, the board voted last year that black could be used for these items. You still must submit an ACR and have it approved prior to changing.

We are in the City of Omaha

Helpful websites and phone numbers!

Mayor's hotline. www.omahahotline.com; hotline@cityofomaha.org;
402.444.5555.

Streetlights out, street snow removal, street signs missing or in need of repair & pothole or street repairs

Nebraska Human Society <https://www.nehumanesociety.org/community-services/animal-control/> 402.444.7800

Dogs off leash, dog barking, lost & found pets & animal abuse

Omaha Police Department <https://police.cityofomaha.org/> non-emergency line 402.444.5600

City of Omaha Planning Department <https://permits.cityofomaha.org/>
402.444.5350

Check the website for when you need a permit. Roofing, new or replacement decks & window replacement are just a few.

Happy Spring from all of us!

Westin Hills West III