

# Westin Hills West III HOA Newsletter

<https://www.westinhillswesthoa.com>

November 2023

## Greetings from the HOA board!

Here are the 2023-2024 board members.

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

Thanks to everyone that voted in the election this year and attended the annual meeting. You are who make the difference in this community!

## Property Management Company

As you all know we switched to Sage HOA Management Company in March. The switch has been wonderful! If you have questions, please shoot them an email.

[westinhillswesthoa@sagehoaservices.com](mailto:westinhillswesthoa@sagehoaservices.com) 402.249.4003

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

## Final Fall Clean up

Yard market will be doing a final fall clean up of the leaves sometime in the month of November. This is a moving target as they continue to watch for incoming snow.



Snow removal expectations

Yard Market will remove snow **fall** that exceeds 2 inches in our area. Please note if we only get an inch and a half and it drifts, they will not be out, it is based on snow **fall. They will begin to clear after the snow is over.** Keep in mind each time they come out we the homeowners are charged.

Yard Market does not clear driveways containing vehicles for liability reasons. If you have a vehicle in the driveway, they will still clear your front stoop and sidewalk if the vehicle is not blocking those areas.

Ice melt is not provided by Yard Market. This is the homeowner's responsibility. **As a reminder, per Omaha Code,** your sidewalk needs to be cleared edge to edge, not just one path down the middle.

## Homeowner Directory

At the member meeting on October 11, 2023 the members in attendance asked about having a directory. You will be seeing an email from Sage asking for approval to share your information. If you approve, we will include you in the directory and provide copies to the participants.

## Animals

Friendly reminder, that per our covenants and City of Omaha, animals must be leashed, and you are required to dispose of pet waste.

## Tree trimming

Each homeowner is responsible for trimming of trees on their property both front and back. If your home backs to Fort Street the tree branches **must not touch the vinyl fence, if the tree is touching, please trim those areas before winter. Any repairs needed due to homeowners will be billed to the homeowners.** 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"

## 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 [info@sagehoaservices.com](mailto:info@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 from adding a new or expanding the current flower beds, to roof replacement 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. This was a hot topic at the meeting. 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.
4. My tree needs taken down for whatever reason, am I required to replace it. Yes, each homeowner is required to have a Deciduous Tree in the front and back yard. Maintenance and replacement of the tree is the homeowner's responsibility. The HOA will work with you on a timeline to replace your tree since it is recommended to only plant new trees certain times of the year.
5. I have noticed some black lights, exterior doors, and railings around the neighborhood. Is black approved? Yes, the board voted earlier this 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](http://www.omahahotline.com); [hotline@cityofomaha.org](mailto: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.

We hope you have a great Holiday Season!  
Westin Hills West III