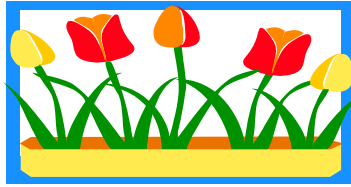


Westin Hills West III HOA Newsletter

Spring 2023



Board of Directors

Judy Alley, Jon Cox, Steve Culver, Coquette Jensen, Kathy Rinker

Management Company: Sage HOA

Property Manager – Joe Schmidt

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Architectural Change Request (ACR)

The HOA Board would like to remind all homeowners to complete and submit an ACR form if **any** outside maintenance or changes are planned. This would include any deck work, cutting down and replacing trees, etc. Renters are not allowed to submit an ACR. It must be submitted by the homeowner.

Failure to do this has required our property manager to send out infraction notices to some homeowners asking the homeowner to submit an ACR post project completion. If you are not sure about the need to complete an ACR or you have any questions in general, please do not hesitate to call our property manager.

If you would like to complete an ACR form online it can be found at <https://www.sagehoaservices.com/architectural-requests> on the Sage HOA.

Property Owners & Renters

As a reminder, it is the responsibility of the property owner to inform their renters about HOA covenant rules. Of late, there has been a problem with renters not following the rules because they have not been told about the rules. The HOA Board will hold property owners liable for any problems at rental addresses when there has been a covenant violation.

HOA Dues

Since we have many new homeowners the HOA Board wanted to remind everyone what your HOA dues pay for.

The advantage of living in an HOA that provides services is having the luxury and convenience of not having to do certain tasks yourself and/or paying for a service provider yourself so you have more free time to enjoy what you like to do.

The WHWIII HOA monthly dues are \$122 a month. This pays for the following services:

- Snow removal
- Lawn cutting
- Exterior house painting
- Management fees

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These basic services are provided through your monthly \$122 HOA dues so please remember to pay your monthly dues on time so we can pay our service providers promptly. If you would like to set up an automatic payment, please contact Sage HOA or set this up through the Sage HOA web page at <https://www.sagehoaservices.com>.

Pre-Approved Deck Stain Colors

The HOA Board created a list of pre-approved deck stain colors that is now available to homeowners planning to do deck maintenance. Please remember an ACR is still required for any deck maintenance even if using a color from the approved list. If you would like a copy, please contact Sage HOA.

Trash Cans

Recently there has been an issue with some homes not putting trash cans away in a timely manner. Trash cans are to be placed out for pick-up, currently scheduled on Friday, the evening before. They are to be put away as soon as possible but no later than 10:00 a.m. the next day per Omaha City Ordinance.

Lawn Debris

Since the snow has melted now is a good time to check your yards for debris before the mowing starts. Rocks, sticks, branches, and other debris or obstructions can be a hazard for mowers and cause potential property damage. Please take a moment to check your front and back yards for hazardous debris as soon as possible and before mowing begins in a week or two. Thank you!

Lawn Care and Sprinklers

Our HOA is responsible for lawn mowing of properties. This can include pre-emergent weed killer, fertilization, and aeration of our lawns and green spaces. We are again using Yard Market as our lawn care provider. A pre-emergent and fertilization will be applied. Yard Market will be conducting periodic fertilizing, grub control, fall fertilizer and the use of a broadleaf spray where needed throughout the mowing season. If you experience any problems with mowing, please report this to our property manager so it can be documented.

As always, if the mowers break a sprinkler, they are responsible for replacing it. If you are in need of any other sprinkler repairs homeowners can use any sprinkler repair company they want or can fix the problem themselves. Yard Market is fully able to fix any sprinkler problem if you choose to use them. The HOA does pay for annual fall sprinkler turn off and annual spring turn on.

Pet Waste/Pet Leashes

Covenants strictly prohibit the waste of domestic animals to be left by your pet in any lawn area, whether this is your yard or your neighbors. This means pet waste must be picked up and properly disposed of at the time the pet concludes its business and not be allowed to build up over time. These guidelines will be strictly enforced as needed to rid our community of unsightly, unhealthy and unwanted animal waste! Also, all pets must be leashed at all times in the HOA per the covenants.

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Parking Guidelines

WHWIII is a small compact community with very few areas to place large equipment and no off-street parking areas except for driveways. As a reminder, there is also no parking from Fort St. down 150th St. onward down the hill onto Tibbles St. where the no parking signs are posted. The HOA Board is asking for the cooperation of homeowners and renters with multiple vehicles. Please follow these guidelines but especially when maintenance is expected:

- If you can, please park all your vehicles in your garage.
- If you have more than two vehicles, park your extra vehicles in your driveway.
- If possible, park on one side of the street.
- Do not park on the street across from your neighbor's driveway to avoid potentially getting backed into.
- Do not park "against the way", meaning do not park your vehicle facing the wrong way against the flow of traffic. Park with the flow of traffic. This is a City of Omaha Traffic Ordinance and if it continues to be a problem Omaha Police will be called to ticket the vehicle illegally parked.
- And most important, if parking on both sides of the street **PLEASE DO NOT PARK DIRECTLY ACROSS THE STREET FROM ANOTHER PARKED CAR!** Emergency vehicles and large delivery trucks cannot get through when this occurs. We do not want someone to die waiting for a firetruck/EMT having to back up and go around when responding. This just takes a little common sense and basic courtesy. Thank you!

Happy Spring & Summer to all of you!

Westin Hills West III Homeowners Association Board