

NORTHERN LIGHTS TOWNHOMES HOA
1ST QUARTER NEWSLETTER FOR 2021

WEBSITE: northernlightshoa.org E-MAIL: northernlightsboard@hotmail.com PHONE: 402-314-3503

ANNUAL HOMEOWNERS MEETING
Saturday, April 10, 2021 - @ 10:00 - 11:00 a.m.

- The **Annual Meeting** will be conducted via **Zoom**.
 - Virtual meeting is due to COVID Meeting restrictions and health concerns.
 - Individual Homeowners and Landlords are invited to attend.
 - Follow these instructions:
 - ◆ Access Zoom on your device. **www.zoom.us**
 - ◆ Sign up. A valid email address and homeowner's first and last name will be required.
 - ◆ Create a password.
 - ◆ Click the Link "**Join a Meeting**"
 - ◆ Enter the Meeting Code: **982 9973 8464**
 - ◆ Wait for the Host to let you in to the meeting.
 - ◆ Other Information:
 - ❖ These instructions can be followed ahead of time.
 - ❖ You will just see a pop-up screen saying "Annual Meeting will be at 10:00 AM on April 10, 2021"
 - ❖ Please sign in before 10:00 on April 10, so the meeting can begin on time.
 - ❖ We will have some technical assistance available. Use the HOA phone to call for help.

- **AGENDA:**
 - Review of Reports
 - Election of HOA Board.
 - Other Issues you want discussed, please send to the HOA e-mail prior to 4/7/21.

- **NOMINEES For NLT Board 2021-2023** - *(By Last Name in Alphabetical Order)*
 - **Don Dix**
 - ◆ 1904 Connor Street, Lincoln, NE 68505
 - ◆ Reason for willingness to serve: "Because I was nominated."
 - **Todd Doerr**
 - ◆ 1712 Sawyer Street, Lincoln, NE 68505
 - ◆ Reason for willingness to serve: "We plan on being here in northern lights for an extremely long period of time and would like to be able to maybe make this community grow and excel going forward. Excited for the opportunity."
 - **Jennifer Muehlhausen**
 - ◆ 8126 Northern Lights Dr, Lincoln, NE 68505
 - ◆ Reason for willingness to serve: "I would like to serve on the board to continue building a neighborhood community that is cohesive, and build more communication within the neighborhood."
 - **Jeffrey L. Pepin**
 - ◆ 1700 Sawyer St., Lincoln, NE 68505
 - ◆ Reason for willingness to serve: "I would like to keep moving forward with the beautification of our neighborhood. I look forward to meeting members of the HOA as well as people who live in the community. I believe I have good ideas and a positive attitude that would work well serving on the board."
 - **Derek Schroeder**
 - ◆ 1900 Connor Street, Lincoln, NE 68505
 - ◆ He has served on the NLT HOA Board from 2012 - 2019 as a President and Member at Large.
 - ◆ Reason for willingness to serve: "Make sure concerns are addressed and responded to. Keep the neighborhood looking nice and not neglected. Website up-to-date with current info."
 - **Al Walters**
 - ◆ 8105 Oshel Ave., Lincoln, NE 68505
 - ◆ Reason for willingness to serve: "I believe everyone should take a turn to know how our HOA operates internally."

- **NOMINATIONS ARE STILL OPEN:** Currently the HOA Board can have 9 members
 - If you are willing to serve, please contact the HOA by 4/7/21 to be added to the ballot..
 - If you know someone that you would like to nominate, please get their permission and then contact the HOA to have them added to the ballot.
 - Requirements:
 - ❖ You must be a homeowner - Individual or Landlord.
 - ❖ Keep your account in good standing - HOA dues current & fines resolved.

● **REASON FOR CHANGE OF THE NUMBER OF HOA BOARD MEMBERS:**

- At the July 2020 Annual Meeting, there was a question about why we did not have Board Member elections,
- On **8/18/19**, the Board received a strongly worded letter regarding the number of Board Members.
 - ◆ The letter stated we were in violation of the Covenant Laws because we had more than 5 Board Members.
 - ◆ The Board had been out of compliance on this matter for many years. See the below numbers.
- ◆ **2012: 6-9** HOA Board Members / **2017: 6** HOA Board Members / **2018: 7** HOA Board Members

<ul style="list-style-type: none"> ◆ <u>April 2019 - July 2020</u> 	<ul style="list-style-type: none"> ◆ <u>9 HOA BOARD MEMBERS</u> 	<ul style="list-style-type: none"> ◆ <u>5 HOA BOARD MEMBERS (ENDED)</u>
<ul style="list-style-type: none"> ◆ Derek Schroeder ◆ Marcus Harlow ◆ Mary Bowsman ◆ Lee Ann Heldenbrand ◆ Connie Conyca ◆ Jamie Lewandewski ◆ Brock Zautke ◆ Mark Garner ◆ Ken Dahlenburg 	<ul style="list-style-type: none"> ◆ President ◆ Vice President - President -9/1/2019 ◆ Treasurer ◆ Secretary ◆ Member at Large ◆ Member at Large ◆ Member at Large ◆ Member at Large - President - 3/20/20 ◆ Member at Large 	<ul style="list-style-type: none"> ◆ (8/20/19 - Resigned - Effective 8/31/19) ◆ (Resigned - 3/20/20 - moved out of addition) ◆ (4/20/20 - Completed Term) ◆ (8/20/19 - Resigned)

<ul style="list-style-type: none"> ◆ <u>July 2020 - April 2021</u> 	<ul style="list-style-type: none"> ◆ <u>5 HOA BOARD MEMBERS</u> 	<ul style="list-style-type: none"> ◆ <u>4 HOA BOARD MEMBER (ENDED)</u>
<ul style="list-style-type: none"> ◆ Mark Garner ◆ Ken Dahlenburg ◆ Lee Ann Heldenbrand ◆ Mary Bowsman ◆ Jaime Lewandewski 	<ul style="list-style-type: none"> ◆ President ◆ Vice President - President - 12/31/20 ◆ Secretary ◆ Treasurer ◆ Member at Large 	<ul style="list-style-type: none"> ◆ (Resigned - 12/31/20)

- ◆ Now that it had been drawn to our attention, it needed to be addressed.
- ◆ We consulted with our Lawyer, made a Motion at the 7/20 Annual Meeting, and mailed/counted Ballots.
- ◆ The Motion passed giving the authorization to change By-Laws to increase the Board to 9 Members.
- All of the Board still had another year to complete their terms at the July 2020 Annual Meeting. Until the By-laws were changed, the number of members needed to remain at 5 HOA Board Members.

● **NEW APARTMENT COMPLEX:**

- In 2020, there was frustration and anger toward the Board for lack of notifying Homeowners about the apartment complex planned for construction in the lot north of HyVee.
- The Board did not have advance warning.
- HOA Attorney stated that the bill for his fees to fight the City of Lincoln over the apartment complex would run \$20,000 and the HOA would still probably lose. The Board decided it was not fiscally responsible to pursue.
- Only 5 of the 156 homeowners took action to voice their concerns and 2 of these were Board Members.

● **LANDSCAPE, TREE TRIMMING, LAWN MAINTENANCE & SNOW REMOVAL:**

- **Forest Lake** became our Snow Removal and Lawn Care provider beginning in the Fall of 2020.
 - ◆ Lawn service has seemed good in the small time they have had to work with our lawns.
 - ◆ Snow Removal got off to a rough start with the very heavy snowfall that we had this winter.
 - ◆ They have been willing to come make corrections and work with us.
- **Pep's Landscaping LLC** was hired in Fall of 2020 to do Fall clean-up and add rock to the medians.
 - ◆ Jeff Pepin sprayed for weeds between driveways, playground, north and south islands.
 - ◆ Trimmed, shaped and removed vines from juniper bushes and all other common plants.
 - ◆ General clean-up: weed pulling trimming of plants near entrances, removed tree suckers, and picked up trash.
 - ◆ Ground down stumps, added new dirt and seeded.
 - ◆ Added rock between the medians to freshen up our front yard appearance.
- **Christiansen Tree Services** was hired to do Two Phases of Tree Trimming.
 - ◆ September 2020 - All trees in the front and back yards and in the commons were trimmed up for mowing ease. Also some fallen trees were removed.
 - ◆ Mid-January 2021 - Overgrowth had been allowed to grow into the common grass areas and also up against the retaining walls. The trees that encroached were removed on the south and west areas of the commons.
- **Northern Lights Drive Landscaping:** A Board Member obtained the contact information for the two islands that do not belong to the HOA.
 - ◆ There are three islands on Northern Lights Drive east of our Round-about. The west island belongs to the HOA and we maintain it. We do not own the center and east islands, so we stopped mowing those islands.
 - ◆ We are looking to get permission to plant some trees & low maintenance plants on those two islands.
 - ◆ Would like to provide a barrier for the homeowners whose homes face the new apartments going to be built.

- **SPRINKLER SYSTEM:**

- Cummings Sprinkler Service has continued as our irrigation contractor since 11/19.
 - ◆ Their work ethic, billing itemizing and cooperation has been great.
 - ◆ We have an old system with parts made in China. It took a while to get parts due to COVID.
- Tampering with sprinkler system is frustrating and costly.
 - ◆ Cummings Sprinkler informed Board, Summer of 2020, that tampering was being done to the irrigation system shutting off areas to prevent sprinklers from running as programmed.

- **ALLO ALLOWED IN ADDITION:**

- Due to the potential for damage to our fragile irrigation system, there has been reluctance to allow ALLO to install fiber in our neighborhood without safeguards in place.
 - ◆ A walk through inspection with Judson (irrigation contractor at the time) was arranged by the Board to prevent damage during the installation of fiber. Allo declined after they saw Judson's inspection charges.
 - ◆ With our new contractor, Cummings Sprinkler Service's charges, we reached an agreement with Allo.
- September 2020, the Board signed a "Right of Entry" for Allo.
- The Board is in the process of encouraging Allo to come in this Spring.
- Contact Allo if you would like their service. Numerous requests will speed up the process.

- **BEAVER TROUBLES:**

- The area west of the HOA is known as the Northern Lights Greenway and is owned by Lincoln.
- The dams from the neighborhood beavers have been an ongoing problems for years (2011).
 - ◆ Flooding of yards was threatening on the lower western side of Sawyer.
 - ◆ **October 2020** - the artificial dam was removed.
 - ◆ **November 2020** - HOA Board Members and NLT Homeowners spent the weekend clearing out 7 dams. This allowed the water to flow in its natural course.
- Chris Myers (Games & Parks - 402-441-6051) - Contacted in December 2020 and ongoing.

- **NEW STREET SIGNS:**

- The Board approved a bid for 6 new 3" black posts with acorn finials, bases matching the street lights, and scroll brackets that will be set in concrete. They will coordinate with our street lights & hold reflective vinyl signs.
- A deposit check was given and work began. Should be installed in March, 2021.

- **CHRISTMAS LIGHTS AND DECORATIONS:**

- Solar Christmas lights, light pole hangers, and a variety of pole decorations were purchased.
- A Board Member and some other neighbors hung the lights and decorations at no cost.
- The lights are stored in plastic tubs in our HOA Storage Unit and will be available to use in the years to come.

- **STREET REPAIR WORK IS NEEDED:**

- October 2020 - Board walked & marked street sections, curbs, & common sidewalks that needed to be replaced.
 - ◆ **Schwertley Construction, LLC** submitted a bid and the Board approved the concrete repairs.
 - ◆ However, their schedule and weather prevented the work from being done in the Fall of 2020.
- February 2021, **Schwertley** has submitted a new bid for consideration for repairs in the Spring 2021.

2019 - 2021 COMPLETES THEIR TERMS:

- This past year, we as a Board were baffled by the actions of some homeowners in our community. Several Board Members received inappropriate packages delivered to their homes. We had Christmas lights stolen, light wires cut, and solar sensors for the lights removed and thrown onto the driveway of the Board Member (who had installed them at no charge). Our Sprinkler Irrigation System was tampered with on several occasions so that the system did not run as it was programmed and damaged grass. There were also gestures, hostile comments, fabricated stories, and abusive insults. Six months ago, there was a new Facebook site started to raise money to eliminate the Board. The site stated, "NO BOARD MEMBERS ALLOWED!" This meant the Board could not even address allegations or correct untruths told about us.
- **In spite of these difficulties, this past year we, as your HOA Board, feel we worked hard to serve our neighbors and this community. We complete our 2019-21 terms with a sense of pride and accomplishment.**