

Dear Boulders Members,

As we wrap up a productive year in our community, your Board of Directors would like to extend our sincere appreciation to each of you. Our neighborhood is at its best when we all work together by following our Covenants, respecting the rules of the adjoining golf course, and supporting one another as neighbors. As a planned unit development, our shared commitment truly makes a difference in keeping our community a wonderful place to live.

Jack and Patty Engdahl led a project in July 2024 that resulted in street trees being planted for all the Townhomes without trees and this momentum continued into 2025, where we achieved meaningful progress and completed several major projects, including;

- **Revised and updated Covenants**, Patti Yuassi worked with the other board members to rewrite out dated rules and modernize language. Updating the Covenants gave us the opportunity to clarify responsibilities, and ensure that our rules reflect how we actually live as a community today. These updates help protect our property values, promote fairness, and reinforce the shared sense of community that defines the Boulders
- **Resolution of two long-standing drainage issues behind and between seven Townhomes**, Gene coordinated with seven homeowners to successfully solve the drainage problem between and behind their homes. We're pleased to share that the affected neighbors are very happy with the results.
- **Installation of new, water-efficient sprinkler system technology**, Lee spearheaded this effort, resulting in the installation of three new Wi-Fi compatible controllers. These will allow more precise management of water usage by applying water only when needed and helping reduce HOA watering expenses.
- **Fall Clean-Up Project**: To evaluate future interest, Gene and Patti organized a trial Fall Clean-Up option funded individually by participating homeowners. Nine owners elected to use a mutual service paying \$100 and two owners arranged their own. The Spring Clean-Up will continue to be included in everyone's HOA dues.
- **Your Board is looking into the future** of the Rokeby Rd and S 27th Street intersection. We also are concerned about the speed on Rokeby Rd and the condition of the road surface. In 2017 the City responded to an inquiry from Chris Rekewey (who resided at 2528 Rokeby Rd at that time) that recognized the connection of Rokeby Rd to S 27<sup>th</sup> Street was temporary and not up to City standards. By reaching out to city officials Gene and Lee have continued this effort and recently met with our neighbor and City Council Member At-Large, Tom Beckius, along with Wes Oestreich and Lyle Hervert from Sievers Landing. At the meeting, we learned that the City of Lincoln is still struggling to secure funding for needed street repairs and infrastructure upgrades in several communities,

including ours. The City is about to sign a contract to improve the bridge on S 27<sup>th</sup> Street just south of the intersection of S 27<sup>th</sup> Street and Rokeby Rd with an estimated 2030 construction timeline. This project could lead to improvements to our intersection as well. Your BOD remains committed to raising these concerns and working toward long-term, cost-effective solutions to the traffic and road issues that will affect our neighborhood if they are not addressed.

**One of the highlights of the year was our Annual Meeting on October 14th, where two-thirds of our Membership attended—a fantastic show of engagement. Even more impressive, 100% of our members ultimately signed the revised Covenants. Thank you for your participation and support throughout this process.**

Your BOD works extremely well together, and we are grateful for all 26 of our Townhome owners who make cooperation and communication a priority. Thank you for helping us maintain a safe, beautiful, and well-managed community. We look forward to building on this year's successes and continuing to make the Boulders an exceptional place to call home.

#### **Your Boulders Board of Directors**

Gene Hand, President (402) 432-3101  
Patti Yaussi, Vice President (402) 430-7866  
Doug Kreifels, Treasurer (402) 610-1608  
Tammy Brookhouser, Secretary (402) 525-6740  
Lee Origer, Director at Large (817) 996-6343