

GOLDEN HILLS HOA UPDATES AND REMINDERS

JANUARY 2025

HAPPY NEW YEAR. Did you know about our WEBSITE?

Please visit www.goldenhillshoabellevue.com

We still have not hired a management company, thus all GHHOA business is being handled by townhome owner volunteers. We can not receive money from the HOA to perform these duties so please be mindful when reaching out regarding an issue.

REMINDER: All important information, Dues and Budget Report Spreadsheets, Insurance Declaration Pages and Docs, Bylaws, Meeting minutes, and Dues changes will be updated on the website.

**** NEXT MEETING: February 6, 2025, at 6:30pm. Location: Berkshire Hathaway HomeServices Office 774 Olson Dr, Suite 105 Papillion, NE 68046.**

FYI: Late dues are being assessed a 4% penalty.

Continuing in 2025 there will be an aggressive push to execute liens and collection/judgements for those homeowners severely late in paying their dues.

DUES PAYMENTS: Please send checks to GHHOA PO Box 1316 Bellevue, NE 68005

We have changed banks from Wells Fargo to US Bank. At this time all payments need to still be mailed to the PO Box.

Please see Dues Increase Voting Ballot enclosed and on the website.

We are hoping to increase dues to \$225.00 at some point soon as this will allow us to hire a management company, accommodate for inflation and the increase in insurance premiums, and save for deductibles we will need in the event of a catastrophic event. This would be an additional \$34 increase a month.

Per Insurance Regulations; Grills should be set up at least 10 feet away from the house or deck railings.

IMPORTANTProof of homeowners insurance is required. Please ensure to have your limits set for at least \$150,00 dwelling and \$300,000 in liability coverage. Again, please ensure that you are carrying your own townhome homeowners policy as the HOA only covers roofs, and/or siding damage in the event of a catastrophic event. The current deductible for any event is over \$10,000 per building. Please email proof of policy to rena.herbert@bhhsamb.com.**

PLEASE PROVIDE YOUR CURRENT INFORMATION FOR 2025: There have been several sales and changes in homeowner information. Please take a moment to text or email your unit number and email/cell (current address if a rental unit) information for an updated homeowner roster. If you have given this information before, PLEASE REACH OUT TO VERIFY THE INFORMATION IS CORRECT. Provide this information as soon as possible by email to rena.herbert@bhhsamb.com or text Rena at 402.350.1790.

Subject line of email should read: 3419 Comstock Rena Herbert Owner or Rental

In the body of the message, you would put:

Rena Herbert, 3419 Comstock Ave. I am living in my unit or I am renting my unit to Heather Brown and her contact number for emergencies is 402-333-3333. My email address is rena.herbert@bhhsamb.com and or I have a management company handling my affairs and their information is Midlands Real Estate etc.

****FOR HOMEOWNERS WHO HAVE RENTERS: If you are having your checks mailed by a third party, IT IS VITAL THAT YOU CALL TO UPDATE YOUR INFORMATION. We don't know who is paying for who most times as the unit might not be provided on the check.**

Golden Hills Homeowners Association Board of Directors

Rena Herbert	President	402.350.1790	rena.herbert@bhhsamb.com
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Vacant	Vice President
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Ross Ashbacher	Secretary/Treasurer
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Heather Tietjen	Board Member	Jeff Kresha	Board Member
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The GHHOA by-laws functions to protect property values and set instructions as a process to maintain common elements. The cost of lawn care, snow removal,

painting, insurance, etc requires the collection of dues from owners, and enforcing the HOA restrictive covenants.

By-laws Permitted Dues Increase – Effective 2/1/2025

- **Annual term is defined as 1/31/2025 – 2/1/2026.**
- **5% rate increase** – A 5% rate increase is \$9.10 which does not cover the cost of inflation and homeowner amenities on a yearly basis. Please see the ballot enclosed so we can increase dues by \$34. Over the past 10 years our property values have doubled requiring insurance to cover **roughly \$15 million dollars** of property via insurance premiums. The new annual amount permitted by GHHOA by-laws is **\$2,292.84** or **\$191.07 per month.**
- **4% DISCOUNT:** We will continue to offer a discount to those homeowner's who pay their annual dues by 3/31/2025 in full. The annual amount due with the discount is **\$2,201.11.**
- ****REMINDER: A 4% Penalty will be assessed for all dues that are late. ****
- Dues checks must be payable to Golden Hills Homeowners Association or GHHOA. Any checks not payable to Golden Hills will be returned to the homeowner and a late fee will be assessed.
- Dues payments must be mailed to Golden Hills PO Box 1316, Bellevue NE 68005.

HOA INSURANCE/PERSONAL HOMEOWNERS INSURANCE:

- Our current provider as of February 1, 2024 has been through Keiser Wealth Management and Arch Insurance Company. Being that the premium is currently over \$80,000 a year we have diligently been searching for a new provider. Every insurance company has experienced a premium increase due to inflation, the catastrophic events and hail that took place in Nebraska last year, higher home values, grills on decks, sidewalk conditions, and the catastrophic events experienced nationally. Policy information will be available on the HOA website. Most Insurance companies are unwilling to ensure Nebraska residents thus insurance premiums are increasing significantly. I hope we can stay at a similar threshold this year as renewal is soon.

DOG OWNERS:

- **** A \$50 penalty will be imposed on all homeowners' dues that continue to ignore picking up animal waste in their yard and the yard of others. Our lawn contractor has complained several times thus this is a serious issue.**
- **It is imperative that we respect other homeowners' property. I have had several complaints of tenants allowing their pets to defecate in other**

homeowners' yards and not pick their waste up. Additionally, having a pet stop at the same homeowner's yard is very disturbing. We have older homeowners that can be severely injured if startled by someone's pets. Be kind!

SPRINKLER SYSTEM:

- Due to the severity of sprinkler system damages, we will not be turning on sprinkler systems to water the lawns until we have a special assessment to collect enough to replace the sprinkler system. This would require a \$1000 special assessment that may be implemented in 2025. We will revisit this issue soon.

PAINTING:

- In order for GHHOA to capture enough money to restart our painting rotation we would need to have a special assessment. Notably, this may look more like \$375 per unit. We will have this discussion during the February meeting.

LAWN AND SNOW REMOVAL: Snow Service will be provided once levels have reached 3 inches or more.