

**IT'S 2026! HAPPY NEW YEAR.**

## **GOLDEN HILLS HOA UPDATES AND REMINDERS**

**JANUARY 2026**

Look here first ---Visit Our Website. [www.goldenhillshoabellevue.com](http://www.goldenhillshoabellevue.com)

### **HOA MANAGEMENT**

We are actively seeking a professional property management company. If you have any recommendations, please share them with the Board.

At this time, all GHHOA business is being handled by volunteer townhome owners. We are not compensated for performing these duties, we are homeowners just like you. Please keep this in mind when reaching out with questions or concerns, as we do not have the resources of a full management company.

### **IMPORTANT REMINDERS**

All essential HOA information is maintained on the website, including:

- Dues and budget spreadsheets
- Insurance declaration pages and documents
  - Bylaws
  - Meeting minutes
- Dues changes and ballots

 Please check the website first for the most up-to-date information.

## NEXT HOA MEETING

 February 26, 2026

 6:00 PM

 Berkshire Hathaway HomeServices Office  
774 Olson Dr., Suite 105  
Papillion, NE 68046

### DUES & FINANCIAL NOTICES

- Late dues are assessed a **4% penalty**
- **2026 liens are currently being reported** to the Sarpy County Registrar of Deeds

 This may negatively impact your credit

- **Dues Payments:**

Please mail checks to:

**GHHOA**

**P.O. Box 1316**

**Bellevue, NE 68005**

Please review the **Dues Increase Voting Ballot**, which is enclosed and also available on the website.

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

### SAFETY & INSURANCE REMINDERS

#### Grills:

Per insurance regulations, grills must be placed **at least 10 feet away** from buildings and deck railings.

#### Homeowners Insurance (REQUIRED):

All owners must carry an individual townhome homeowner's insurance policy with minimum coverage of:

- \$150,000 dwelling coverage
- \$300,000 liability coverage

Please note:

- The HOA policy does NOT cover everything
- The HOA deductible is over \$10,000 per building for any covered event
- Owners are responsible for ensuring adequate personal coverage

 **Proof of insurance is required** and must be emailed to:  
**[rena.herbert@bhhsamb.com](mailto:rena.herbert@bhhsamb.com)**

### **INFORMATION REQUIRED — PLEASE PROVIDE UPDATED OWNER INFORMATION (2026)**

Due to recent property sales and changes in homeowner occupancy, Golden Hills HOA is updating its official homeowner roster.

Please email or text the following information as soon as possible, even if you believe we already have your information on file.

---

#### **WHAT TO SUBMIT**

Please provide:

- **Unit number**
  - **Owner name**
  - **Current email address**
  - **Cell phone number**
  - **Occupancy status** (owner-occupied or rental)
  - **If rental:** tenant name and emergency contact number
  - **If applicable:** property management company name and contact information
  - **Mailing address** (if different from the unit address)
-

## HOW TO SUBMIT

 **Email:** rena.herbert@bhhsamb.com

 **Text:** 402-350-1790

**Email Subject Line (REQUIRED):**

**Unit Address – Owner or Rental**

Example: *3419 Comstock – Rena Herbert – Owner*

---

## EMAIL / TEXT EXAMPLE

Rena Herbert, 3419 Comstock Ave.

Owner-occupied **OR** Rental unit.

If rented: Tenant is Heather Brown. Emergency contact: 402-333-3333.

Owner email: rena.herbert@bhhsamb.com

**OR** Property managed by Midlands Real Estate (contact info included).

### **IMPORTANT NOTICE FOR OWNERS WITH RENTAL UNITS**

If your HOA dues checks are mailed by a third party, you must call or email to update your information immediately. Many payments arrive without unit numbers, making it difficult to correctly credit accounts.

Failure to update your information may result in misapplied payments, late fees, or enforcement action.

## **\*\*Golden Hills Homeowners Association**

### **Board of Directors\*\***

**Rena Herbert — President**

 **402-350-1790** |  **rena.herbert@bhhsamb.com**

**Vice President — Vacant**

**Ross Ashbacher — Secretary/Treasurer**

**Heather Tietjen — Board Member**

**Jeff Kresha — Board Member**

---

## **ABOUT OUR BYLAWS**

The GHHOA Bylaws exist to protect property values and establish procedures for maintaining common elements. Expenses such as lawn care, snow removal, painting, and insurance require the collection of HOA dues and the enforcement of restrictive covenants.

Your cooperation helps ensure the HOA can continue operating effectively for all homeowners.

### **\*\*BY-LAWS–PERMITTED DUES INCREASE**

**Effective February 1, 2026\*\***

- **Annual Term: 2/1/2026 – 1/31/2027**
- **By-Laws Allowable Increase:**  
**A standard 5% increase equals \$9.55 per month, which does not sufficiently cover inflation or rising homeowner amenity costs.**
- **Proposed Increase:**  
**A dues increase of \$25 per month is being considered. Over the past 12 years, property values have more than doubled, requiring insurance coverage of approximately \$20 million, significantly increasing insurance premiums.**
- **New Annual Amount (By-Laws Maximum):**  
**\$2,407.44 annually or \$200.62 per month**

---

### **EARLY PAYMENT DISCOUNT**

- **4% Discount will continue for homeowners who pay annual dues in full by March 31, 2026**
- **Discounted Annual Total: \$2,311.18**

---

### **LATE PAYMENTS**

- **A 4% penalty will be assessed on all late dues.**
- **Checks must be payable to:**  
**Golden Hills Homeowners Association or GHHOA**

- **Checks made payable incorrectly will be returned, and a late fee will be assessed.**
  - **Mail payments to:  
Golden Hills Homeowners Association  
PO Box 1316  
Bellevue, NE 68005**
- 

## **HOA INSURANCE / PERSONAL HOMEOWNERS INSURANCE**

- **Our current insurance provider (effective February 1, 2025) has been Keiser Wealth Management through Arch Insurance Company.**
  - **With premiums exceeding \$80,000 annually, the Board has diligently sought alternative coverage.**
  - **We are pleased to report that a new provider has been secured at an estimated annual premium of \$65,000.**
  - **Updated policy information will be posted on the GHHOA website.**
  - **Due to market conditions, many insurers are unwilling to cover Nebraska properties, resulting in significant premium increases statewide. Securing this new rate is a positive outcome.**
- 

## **DOG OWNERS – IMPORTANT NOTICE**

- **A \$50 penalty will be imposed on homeowners who fail to pick up animal waste in their own yard or common areas.**
- **Our lawn contractor has raised repeated complaints, making this a serious issue.**
- **Several homeowners have reported tenants allowing pets to defecate in other homeowners' yards without cleanup.**
- **Repeated use of the same yard by pets is disruptive and unacceptable.**
- **Please be mindful that some residents are elderly, and unexpected encounters with pets can cause injury.**

**Be respectful. Be responsible. Be kind.**

### **SPRINKLER SYSTEM:**

- Due to the extent and severity of the existing sprinkler system damage, the Association will not activate the sprinkler systems for lawn irrigation at this time. The Board has reviewed this issue on multiple occasions and, after careful consideration and member input, has voted to defer corrective action. This decision is tied to the need to review and potentially restructure the Association's bylaws, which directly impact funding authority and long-term capital improvements.

### **PAINTING:**

- The painting rotation is tentatively projected for 2026, pending decisions related to bylaw restructuring and associated legal expenses. If sufficient funds cannot be allocated through existing reserves, the Board may need to consider a special assessment to restart the painting schedule. A special assessment in the amount of \$1,000 per unit is currently under consideration; no final determination has been made at this time.

**LAWN AND SNOW REMOVAL:** Snow removal services will be provided when snowfall accumulation reaches three (3) inches or more, in accordance with current Association policy.