

GOLDEN HILLS HOA UPDATES AND REMINDERS

JULY 2023

August 31, 2023 at 7:30pm. Location: Thanksgiving Lutheran Church, Bellevue, NE 68123

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

Dues can be mailed to PO Box 1316 Bellevue, NE 68005

Please attend the upcoming meeting for Dues/Budget reports from Dec 2022-May 2023. They will be provided at the meeting.

As a continued reminder if your information (email, phone, address) has changed please provide this information as soon as possible by email to info@ghhoabellevue.com or rena.herbert@bhhsamb.com or feel free to text or call Rena at 402.350.1790.

If you are selling your unit, please contact the HOA president so all necessary balances and information is complete prior to your closing. If you are having your checks mailed by a third party, please be sure to include the unit number on the check for filing purposes.

Golden Hills Homeowners Association Board of Directors

Rena Herbert	President	402.350.1790	rena.herbert@bhhsamb.com
	Vice President		
Ross Ashbacher	Secretary/Treasurer		
Heather Tietjen	Board Member	Jeff Kresha	Board Member

Due to the access in sprinkler system repairs, we will not be turning on sprinkler systems to water the lawns this year. We had a couple of quotes at around \$40,000. For this cost to be absorbed we would need to have a special assessment for each homeowner unit of \$1000. With this assessment possible

individual unit shut offs could be addressed. If the assessment is passed, we can see this take place by next summer so please prepare.

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.

Issues to be addressed –

- **Annual term is defined as 2/1/2023 – 1/31/2024.**
- **5% rate increase went into effect 2/1/2023** –The new annual amount permitted by GHHOA by-laws is \$1779.60 or \$148.30 per month. The \$25 dollar increase for those who have paid their dues in full is a flat \$300 fee that can be paid prior to 1/31/2023. For those that pay monthly, the new monthly rate is \$173.30. Please ensure the \$25 additional fee was paid for 12 months if you started to pay this rate in April or May.
- **Dues checks must be payable to Golden Hills. 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.
- We are soliciting bids for a new management company to start next February. Please let us know if you have any suggestions.
- Fence repair: We will need every homeowner to report fence issues and contact neighboring homeowners if trees, etc. encroach fences facing south and cause damage.
- Lightning Strike: One of our units was recently struck by lightning which may require a deductible to be paid from the homeowner's association account. This process is ongoing currently.

HOA INSURANCE:

- American Family Insurance Company is our current insurance provider through September 2023. We will need to seek other providers as of October 1st, 2023. Every insurance company has experienced a premium increase due to inflation, higher home values, grills on decks, and sidewalk conditions.

HOA WEBSITE:

- A new website is being constructed and information will be emailed out soon.

NEXT MEETING:

- August 31, 2023 at 7:30pm. Location: Thanksgiving Lutheran Church, Bellevue, NE 68123

DOG OWNERS:

- Our lawn company has complained several times about dog waste in the yards. If we lose our lawn/snow removal company, we will endure a higher rate and thus dues must be increased yet again. Additional penalties will be imposed in the amount of \$50 1st offence, \$100 2nd offense, and \$300 3rd offence for those who do not clean up after their pets. 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. This should go without saying but please ensure that as a homeowner/tenant to pick up your dog's waste.

PAINTING:

- We will be discussing the ability to paint units in 2024 based on the budget.