



HALO NEWS

MARCH 2018

From the President

Hillsborough Residents, it has been what seems like a long cold winter. Not much snow but seems colder than in years past. I hope your holidays were wonderful and you are ready for Spring. Last week, I saw a couple Robins and it made me smile.

We are coming up on a year with a full Board and all the new members have settled in nicely. It has been a busy year for the Board as they have worked on the fence replacement, evaluation of our entrance lighting, banners, security signage, and covenants.

There will be two openings in May as we have two members whose terms will be expiring. If you are interested or have questions about volunteering please contact me or any Board member. New members are always welcome.

Our official website is www.hillsboroughassociation.com. Please refer to the website for information and updates on the neighborhood.

The homeowner's annual meeting will be held Monday, May 14, 2018 at the Fullerton Elementary School. Please mark your calendars and plan to attend.

It has been a pleasure to serve as your President this past year, and I look forward to seeing you all in May.

Diane Briggs
President,
HALO

Scheduled Events

DUMPSTER DAY & PARK CLEANUP

May 5, 2018
9 a.m.—2 p.m.
Hillsborough Park

Large items, tires, metal electronics and appliances will be accepted at Lee Valley off 108th and Blondo Streets

GENERAL MEETING

May 14, 2018
7:00 p.m.
Fullerton Elementary School

NEIGHBORHOOD GARAGE SALE

Thursday-Saturday
May 31, June 1, June 2

Events Need Volunteers!

At the general meeting, we will have a discussion as to whether or not the Board will continue to host these events.

In order for us to continue these events we need involved, committed individuals to help in the coordination and execution of the neighborhood events.

At the Spooktacular, we had an attendance of approximately 300 homeowners. At the end of the day, we had 7 people remain to take down a 30' tent, dismantle the games, clean up the hay from the pumpkin patch and all the various clean-up responsibilities. A neighborhood of 1158 homes should

have more than 7 individuals (which were mostly board members) remain to do the work.

If you were a volunteer, the Board thanks you from the bottom of their hearts.



If you'd like to become the Event's Coordinator, I have all the information on vendors, games, etc., and I am happy to continue to volunteer and assist someone new as you transition into the Special Events Chair position.

Debbie Thiemann
Secretary
Temp Events Chair

Covenants

Covenant violations continue to be a concern. We have served notice to homeowners regarding any violations and are working diligently to insure the values of Hillsborough properties remain high.

Please report covenant violations to the your HALO board at board@hillsboroughassociation.com

Common violations include the following:

- Garbage cans out front, they need to be kept out of sight;
- Rotten siding/windows not being replaced;
- Sheds — no sheds are allowed;
- Above ground pools — pools can be no more than 1' above ground;
- Lack of yard and landscape upkeep
- Trailers, boats, etc. parked in driveways

The Board monitors and enforces the covenants but we need homeowners to engage and report violations as well. We need to all work together to keep our neighborhood beautiful.

Mayor's Neighborhood Grant

The mayor's office awards a \$10,000 grant each year to several neighborhoods. Any neighborhood can apply for the grant. They must identify the neighborhood and what the funds will be used for.

Aaron Gurzick and Jon Kramer have spent many hours writing this grant to hopefully receive funding to purchase solar LED parking lights for park parking lot.

This is in an effort to help with safety within our neighborhood and park.

The grant will be awarded this Spring. Stay tuned for the results.

Upcoming Events

Dumpster Day
May 5, 2018
9 am to 2 pm

Easter Egg Hunt
TBD

Annual Homeowners Meeting
May 14, 2018

Neighborhood Garage Sales
May 31, June 1, 2

Friday Night Movies in the Park
TBD

Spooktacular
October 27, 2018

If you have questions about any of the upcoming events, please see the Hillsborough website or contact the Events Chair at the website listed below.

Look for signs at the entrances a week prior to each event.
For more information go to www.hillsboroughassociation.com



Spring Cleanup

- Clean the front porch. Remove all furniture and decorations from the front porch and power wash it. If you don't have a power washer then a water hose spray nozzle will do just fine. Be sure and spray the underneath of your patio roof to get rid of spider webs. Clean the light fixtures too!
- Wash outdoor furniture. Depending on what the decorations are on your porch, wash them appropriately. Ours can be sprayed off after we remove the cushions and the tables can be cleaned with glass cleaner.
- Clean the front porch mat.
- Wash the front door.
- Repeat the first 4 steps on the back porch.
- Clean and organize your garage. Throw out anything that is broken or that you know you aren't ever going to use again. You'll be surprised at the amount of stuff that accumulates in the garage over the winter.
- Plant flowers. Pull up any dead plants and plant flowers in your flower beds or put potted plants and bushes out in front of your house.
- Clean the windows. Remove all of the screens and wash both the outside of the windows and the screens. This is one of my favorite ways to spruce up the outside of my home. SO much dirt collects in between the window and the screen each year!

- Clean out your gutters. After the leaves fall from the trees in the fall your gutters can get pretty dirty.
- Mow the yard. Depending on when you start this checklist it may already be time to start mowing and weed eating your yard.

Security Update

We are implementing Security deterrents throughout the neighborhood with new signage, so be on the lookout for the 12 new signs and half of them glow throughout the night hours.

Reminders- (Deterrents to Thefts)

- Keep outside lights illuminated throughout the nights
- Keep cars locked and valuables out of sight.
- Place (ADT, Brink, SEI, etc.) signs in front of residence.
- Close garage doors when you are not in your garage or in yard working.
- Trim hedges, bushes, or trees away from porches to prevent prowlers having concealment..

-#1 Tip! Watch out for each of your surrounding neighbors and COMMUNICATE with each other on a regular basis when something is seen or isn't right.

Thanks,
Aaron Gurzick
Board Member

Treasurer Update

As I approach the end of my first year as your HALO Treasurer, I am very appreciative of all your cooperation, especially with your communication with me and your timeliness in making your dues and assessments payments this year.

Earlier this year I sent a personal letter to each homeowner that was late on their dues and/or assessments. Of the 1158 homes in Hillsborough, I am happy to report that 91% (1050) of homes are current on dues and assessments and 2% (26) of homes have paid something but still have a current year balance remaining. Unfortunately, 7% (82) of the homes have chosen not to make any payment this year. Of those 82 homes, 45 owe more than \$300 in delinquent dues. The board is taking action to remedy those severely delinquent accounts.

I will be presenting a full list of dues statuses at the annual meeting in May. If you are not sure of the status of your account, please email me at treasurer@hillsboroughassociation.com and I will give you an update.

I am beginning to work on the budget for the 2018-2019 year. After board approval, it will be presented to the membership at the annual meeting in May. Look forward to seeing you there.

Thanks all,
Mike Abdouch
Treasurer

Facebook & Social Media

Please note that all official communication will be through our Hillsborough Website. There will no communication through Facebook or any form of Social Media. Always contact the Board directly if you have questions or concerns. We can be reached at

board@hillsboroughassociation.com

Real Estate Update

Active Listings

None

Under Contract

4915 N. 140 Street.....\$285,000
 14008 Hillsborough Drive.....\$259,900
 13544 Sahler Street.....\$270,000
 13428 Ames Avenue.....\$235,000

Sold

September 11, 2017-March 11, 2018

4812 N. 140 Street.....\$245,000
 4915 N. 140 Street.....\$279,000



Sold continued....

14015 Meredith Circle.....\$327,500
 5121 N. 135th Street.....\$280,000
 14106 Ames Avenue.....\$270,000
 14113 Sahler Street.....\$265,900
 13680 Larimore Avenue.....\$251,000
 4633 N. 139 Avenue.....\$299,900
 13434 Ames Avenue.....\$232,500
 4909 N. 142 Street.....\$290,000
 13668 Larimore Avenue.....\$261,500
 5104 N. 137 Street.....\$243,000
 5135 N. 137 Avenue.....\$287,000
 4309 N. 136 Street.....\$255,000
 4901 N. 136 Street.....\$230,000
 4816 N. 142nd Street.....\$292,000
 13608 Hillsborough Drive.....\$255,000

4321 N. 136 Street.....\$259,900
 4811 N. 140 Street.....\$290,000
 13534 Taylor Street.....\$299,890
 5022 N. 135 Street.....\$255,000
 4912 N. 139 Avenue.....\$319,900
 4825 N. 136 Avenue.....\$252,500

Since September 11, 2017

High Sale Price: \$327,500

Average Sale Price: \$271,369

Low: \$230,00

Median Sale Price: \$265,900

School Bond

You will have the opportunity to vote on the Phase 2 bond referendum for the Omaha Public Schools in May. The population of students within the OPS boundary has grown steadily throughout the past seven years. At the current growth rate, the district must build new schools to adequately serve its students, specifically in the northwest and south Omaha. Five schools will be constructed with this bond including a new Far Northwest High School located at 156th and Ida Streets that will likely become the home school for Hillsborough residents. Additionally, several schools will be renovated across the district to maintain facilities and ensure student safety. The bond would relieve the need for portable classrooms and add approximately \$105 per year in taxes for a \$150,000 home. Property values within the OPS district would be negatively impacted over time without the

construction of these new schools.

A letter of intent was sent to the YMCA of Greater Omaha by the Board of Education to negotiate and enter into a written agreement to construct a shared facility, which would include a 6-lane pool at 156th and Ida Streets. The agreement is contingent upon the passing of the Phase 2 bond issue. The Phase 1 Bond program has been on-schedule and on-budget since it started in December 2014. More information can be found on <http://bond.ops.org/>. Please contact thebondandbeyond@gmail.com if you would like to volunteer to campaign for the bond.



Volunteer Opportunities

Our community works best when those that live here participate. If you are interested in volunteer opportunities please contact the Board.

In order to keep our events going, we need volunteers.

Opportunities to consider are:
 Park Cleanup

The Easter Egg Hunt
 Annual Meeting
 Garage Sales
 4th of July Parade
 Movies in the Park
 Spooktacular
 Park maintenance
 Neighborhood Watch/Security
 Covenants

Fence Update

American Fence completed the fence replacement from the Majestic Theater to just north of Larimore Street and the fencing along 132nd just north of Bakers by the townhomes. The fencing on 132nd street still needs to be scalloped and that will be completed this Spring.

Due to the issues of timely replacement and construction of the fencing that has been completed, the relationship with American Fence has been terminated. Their process and time tables were unacceptable and the Board felt it necessary to seek other options.

S & W Fencing has been engaged to complete the remainder of the fence replacement.

It has been a momentous task and many things occurred that could not have been predicted. We all learn from these situations and now that we understand more the process, we will be setting up a new process to ensure a more timely installation with less disruption to you, the homeowner

Look for additional updates on our HALO website.

Diane Briggs
 President
 HALO



Hillsborough Association of Landowners
P.O. Box 34613
Omaha, NE 68134-0613

Hillsborough Association of Land Owners HALO

Our Mission

The Hillsborough Homeowner's Association provides the residents of Hillsborough with a safe, fun, and prosperous lifestyle by promoting and coordinating neighborhood watch, providing fun events for children, maintaining common areas, coordinating efforts with the city and other agencies, and ensuring the adherence to the neighborhood covenants.

Board Members

Diane Briggs
President & Board Member
president@hillsboroughassociation.com

Lynette Arrasmith
Vice President & Board Member
vicepresident@hillsboroughassociation.com
webmaster@hillsboroughassociation.com

Mike Abdouch
Treasurer & Board Member
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