



HALO NEWS

OCTOBER 2018

From the President

It's hard to believe that school is back in session. We have lots of little ones in the neighborhood and I would like to remind everyone to obey the stop signs and keep your speeds down. We want all the children walking to school to be safe. There have been a number of complaints regarding excessive speed and individuals rolling through stop signs.

We are so glad to have the fence project completed and the Board is now working on the entrance landscaping and lighting. There have been a couple entrances without lights and they are being addressed. Slow process.

Our website and emails went through a conversion and for most of the month of August our website and emails were not accessible. I'm happy to announce the emails are functioning again and our website is being rebuilt. The address is the same www.hillsboroughassociation.com. Please refer to the website for information and updates on the neighborhood.

As always it is a pleasure to serve as your president. If you have any questions, please don't hesitate to reach out.

Diane Briggs
HALO President

Covenants

Covenant violations continue to be a concern. We have served notice to homeowners regarding many violations and are working diligently to insure our neighborhood remains beautiful and a place we our proud in which to reside.

If you know of a violation, please report it to the Board.

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

Common violations include the following:

- Garbage cans out front or on the side, 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
- **Yard signs—advertising is not allowed except one “for sale” sign—this includes NO political signage**



Please note that any signs other than one (1) “for sale” sign will be removed.

Please remove them on your own so that you don't recreate more work for your volunteer Board.

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.

HALO Board

Upcoming Event

Our annual HillsBOOrough Spooktacular will be on Saturday October 27th from 1-4 PM. This event is one of our neighborhood's most exciting traditions and is sure to be great fun again.

There will be food, games, a bounce house, pony rides, a hay rack ride, and pumpkin patch!

Please reach out to board@hillsboroughassociation.com if you'd like to volunteer your time at this event.

As we wrap up our 2018 event calendar, I'd like to sincerely thank everyone who helped make the events this year possible.

The community support has been a significant reason behind the enjoyment I have had this year in coordinating these events.

Kyle Janda



Landscape Lighting And Entrances

HALO continues to upgrade and monitor the landscape lighting situation.

Earlier this summer the entire lighting system at 144th and Hillsborough failed. OPPD then capped the dead leg. This required HALO to contract with an electrician who ran a brand new power line from the power pole to the system power junction box. After several months of follow up and negotiation, this entrance is finally back to full power.

The park light and outlet pole has also had an issue. It currently is being addressed by the engineers at OPPD and we hope to have it repaired soon.

We are still actively seeking quotes to upgrade all entrances to LED. If you have any contacts or know any one in the business please have them contact the board for a bid.

The Board can be reached at board@hillsboroughassociation.com.

Thank you,
Jon A Kramer

Upcoming Events



Dumpster Day
2019 TBD
9 am to 2 pm

Easter Egg Hunt
TBD

Annual Homeowners Meeting
May 13, 2019

Neighborhood Garage Sales
June 6, 7, 8, 2019

Friday Night Movies in the Park
TBD

Spooktacular
October 27, 2019

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

Fall Cleanup

1. Clean out debris—Fallen leaves and weeds are the perfect place for pests to settle in for the winter.
2. Till the vegetable garden—After the final harvest, pull out old vegetable plants, remove debris, and completely till the whole plot.
3. Trim rouge branches—Trim up any large or out-of-place trees branches that may cause trouble during the winter.
4. Clean out the gutters—Not all Fall clean-up is in the yard. This is the perfect time to clear leaves and other debris from rain gutters.
5. Dry everything out—Drain all water from hoses, fountains, and drip irrigation systems, and store them in a dry place.
6. Aerate—Break up soil to keep water from pooling and guarantee that nutrients will reach the roots over the winter.
7. Feed the lawn—Add a Fall lawn fertilizer with high phosphorous content to encourage root growth and enjoy a lush, green lawn come Spring.
8. Rake and mulch—If left unattended fallen trees can suffocate the grass.
9. Prune trees and shrubs—Trim any dead branches and cut back overgrown trees and bushes.
10. Give it one last mow—Set your mower to a low setting and give the lawn a close buzz before winter sets in.
11. Divide and cut back perennials—If your perennials really took off this year, go ahead and spread the love.
12. Protect cold-sensitive plants—Keep sensitive perennials, shrubs, and roses in top shape through the cold days of winter.
13. Plant bulbs, shrubs, and fall annuals—Some plants do best when planted in the

14. Protect the deck—Prevent the growth of mold and mildew by giving the deck a good power wash.
15. Clean Tools and store them—Don't throw your gardening tools in the shed and forget about them until spring.

Safety First & Happy Halloween

Well, it's that time of year. The weather is cooling down, it is getting darker earlier and Halloween is a few short weeks away.

Some tips for a safe Halloween night:

- 1) Decorate costumes and bags with reflective tape or stickers.
- 2) Since masks can sometimes obstruct a child's vision, try non-toxic face paint and makeup whenever possible.
- 3) Have kids use glow sticks or flashlights to help them see and be seen by drivers.
- 4) Popular trick-or-treating hours are 5:30 p.m. to 9:30 p.m. so be especially alert for kids during those hours.
- 5) When selecting a costume make sure it is the right size to prevent trips and falls.

6) Children under the age of 12 should not be alone at night without adult supervision. If kids are mature enough to be out without supervision, remind them to stick to familiar areas that are well lit and trick-or-treat in groups.

You can check <https://sor.nebraska.gov/> for any sex offenders in your area.

Lynette Arrasmith
HALO Vice President

Does your home improvement require HOA approval?

Please remember that some improvements require HOA approval.

If you are wanting to make a change to your property, please keep in mind that some things require HOA approval. Examples would be the following but not inclusive.

- 1) Installing an in-ground pool
- 2) Adding/replacing a fence
- 3) Addition to your house
- 4) Non-standard landscaping

If you have a question it is always best to contact the Board.

Please send all requests to board@hillsboroughassociation.com

Facebook & Social Media

Please note that all official communication will be through our Hillsborough Website. Always contact the Board directly if you have questions or concerns. We can be reached at board@hillsboroughassociation.com

Real Estate Update

Active Listings

4920 N. 142 Street.....\$350,000
 5128 N. 135 Street.....\$268,000
 13727 Hillsborough Drive.....\$288,000
 4308 N. 134 Street.....\$275,000
 4119 N. 139 Avenue.....\$299,000

Under Contract

13467 Fowler Avenue.....\$280,000
 13608 Hillsborough Drive.....\$299,000
 14101 Sahler Street.....\$339,000



Under Contract continued....

4816 N. 136 Avenue.....\$282,000

Close (sold) since July 1 2018

14261 Sprague.....\$260,000
 13509 Boyd Street.....\$263,000
 5102 N. 135 Avenue.....\$294,000
 13422 Taylor Street.....\$280,000
 13704 Hillsborough Drive.....\$241,500
 4252 N. 139 Avenue.....\$277,500
 13433 Hillsborough.....\$255,000
 5108 N. 135 Avenue.....\$252,000
 4914 N. 135 Avenue.....\$305,000
 13514 Camden.....\$235,000
 4317 N. 142 Avenue.....\$263,000
 5013 N. 142 Street.....\$305,000

YTD Sales

High Sale Price: \$335,000
 Average Sale Price: \$271,865
 Low: \$209,500

Median Sale Price: \$264,000



Treasurer

As you may already know, as treasurer, I have two focuses. Paying bills and collecting HOA dues. All bills are paid and current. And we have enough money to pay them. That's good.

Regarding dues for the 2018-19 year, bills went out in April and a follow up mailing went out in July for those who had not paid their dues by June 30. I am happy to report that 92% of the 1158 homeowners have paid their dues and any delinquent amounts, as of this writing.

Unfortunately, there are about 95 homeowners who still have not paid their dues. I know that at the last annual meeting there were questions about how delinquent homeowners are handled. While we try to give the benefit of the doubt to

all homeowners, there are some that have seriously delinquent amounts. I will be compiling a list of homeowners who have a delinquency of \$300 or more for which property liens will be processed.

If homeowners who have yet to pay their delinquent amounts would like to avoid a lien, please make your payment. If you do not recall if you have paid, please simply email me at treasurer@hillsboroughassociation.com, and I will let you know.

Thanks all,
 Mike Abdouch
 Treasurer

**ADVERTISE
 YOUR
 BUSINESS
 HERE**



If you would like to promote your business we have the perfect opportunity for you. Our Hillsborough Newsletter will be distributed to 1158 households a minimum of once a year and possibly two. If you are interested in advertising in the newsletter, please contact the board.

Advertising will be based on the number of responses and the size of the ad.

Add sizes available are business card \$50, 1/4 page \$100, 1/2 page \$200 and full page \$400. Pricing is per issue paid in advance of printing.

Please contact the Board for additional information at...
board@hillsboroughassociation.com

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
 Covenant Enforcement



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 (402-598-1444)

President & Board Member

president@hillsboroughassociation.com

Lynette Arrasmith

Vice President & Board Member

board@hillsboroughassociation.com

Mike Abdouch

Treasurer & Board Member

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Aaron Gurzick

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Landscape & Lighting Chair

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Kyle Janda

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Event Chair

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