



HALO NEWS

MAY 2019

From the President

It has been an interesting winter and I'm sure most are glad that we seem to have turned the corner. January-March was incredible between the snow, cold and now the flooding.

I want to first say that my thoughts and prayers go out to the all those affected by the floods. I'm sure many of you are helping those that have been impacted and I thank all those who have given of their time, made donations or money.

This past year we saw the completion of the perimeter fence. Yeah! And, this year we are looking to see improvement in our entrances and landscaping.

Since our last communication our Board has been working on seeking those contractors interested in making a bid and obtaining estimates to update our entrance landscaping and lighting. We hope to present some plans at our annual meeting.

When Hillsborough was developed our entrances were more or less an after thought and so we have had no specific theme or plan that was put in place. We hope to change that and make our entrances more beautiful all year long including the holidays.

Our website and emails are all up and running so please feel free to contact us with any

questions or concerns . 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

Notice Of Annual Homeowner Meeting

Notice of Meeting

May 13, 2019
Fullerton Elementary
07:00—9:00 p.m.

Please plan to attend this years meeting for updates on the neighborhood.

We will have one vacancy on the Board and a couple members who are up for re-election. If you are interested in volunteering your time, please contact Diane Briggs at 402-598-1444 or the Board at board@hillsboroughassociation.com.

We would love to have a member quorum which consists of a minimum of 116 households. One vote per household.

Mayor's Grant

Your Board again submitted an application for a \$5,000 grant to be used towards lighting in the parking lot near the tennis courts. We should know late Spring if we obtained the grant.



Landscape Lighting And Entrances

OPPD has resolved the lighting issue at 144th & Hillsborough Drive but we continued to have some outages in several areas. The Board has reached out to several vendors for bids and we will begin the processing of updating the lights early summer.

Entrance lighting and landscaping updates will be done jointly, one bed at a time.

Mulhalls has been contacted and they are preparing landscape plans and we have also reached out to other vendors for additional bids.

This was the year for mulching and you will notice that the landscape beds have been trimmed and re-mulched for the year. Mulhalls will continue to perform maintenance of all entrances throughout 2019

If you have questions or see irrigation or lighting issues, please report them to the Board.

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

2019 EVENTS

Annual HALO Meeting—May 13, 2019

Garage Sales June 6, 7, 8, 2019

Independence Day Parade—June 29, 2019

Spooktacular - October 27, 2019

Event Coordinator

PARK TOYS

You'll notice that there are now sand toys in the play area of the park. Your Board as supplied these toys and we ask that you enjoy them while playing and return them to containers when you finish.



Upcoming Events



Dumpster Day
May 4th
9 am to 2 pm

Annual Homeowners Meeting
May 13, 2019

Neighborhood Garage Sales
June 6, 7, 8, 2019

Independence Day Bash
June 29, 2019

Friday Night Movies in the Park
TBD

Spooktacular
October 27, 2019

The Easter Egg Hunt was held on April 14 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.

Movies in the Park

Last Fall a concerned resident brought to the Boards attention that showing "Movies in the Park" was a copyright violation.

The Board did some checking and learned that in order to show movies we must purchase a license for each performance.

The license cost/fee is based on the number in attendance. The fees will generally range from \$250-\$350 per movie.

The Board has taken this under advisement and will further evaluate whether we will continue this neighborhood activity. If you have questions or comments, please feel free to contact the Board.

Treasurer

As a reminder dues are \$75/year. Our dues run from June 1st through May 31st. You will be seeing statements in your mail within the next month. You may mail your payment to our PO Box or pay through Paypal. There is a link on the website to make payments online. Go to www.hillsboroughhassociation.com.

If you have any questions you contact me at treasurer@hillsboroughhassociation.com, and I will be glad to help you.

Thanks all,
Mike Abdouch
Treasurer

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.

If you have a question it is always best to contact the Board and avoid a costly mistake.

Please send all requests to board@hillsboroughhassociation.com

Security

In an effort to deter crime, the Board announced we would be installing signage at the entrances indicating the neighborhood is under surveillance. To date, we have not been able to obtain approval from the city. The Board will continue to evaluate signage.

Remember to always keep your garage doors closed, cars locked (with no valuables inside) and keep your porch lights on at night.

Consider: Flood Lights, Ring Doorbell MyQ Garage Door App.

Aaron Gurzick
Board Member
Security

NO Sheds

This past year shed violations have been reported to the Board. Any violations reported to the Board have been addressed and violation letters have been sent to homeowners. Please be advised that sheds are NOT allowed as per our covenants.

Second notices will be sent to homeowners who, to date, have not removed their sheds. If the Board is required to send a third notice it will come from the HOA attorney and the process of legal action to remove the shed will begin.

Please be advised that the Court has upheld our covenants and will issue a judgement for the removal of any shed.

To avoid costly litigation to you the homeowner and to the homeowners of Hillsborough, we ask that you abide by the covenants.

Thank you
HALO Board

Dogs

The Board has received a number of complaints regarding dogs both barking and potty issues. Please be respectful of your neighbors. If your dog is barking bring them inside. More than 20 minutes of barking is a city violation. Also when walking your pet please pick up their doodies.

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@hillsboroughhassociation.com

Real Estate Update

Active Listings

13466 Meredith.....\$259,000
13813 Sprague Street.....\$249,900

Under Contract

13519 Larimore.....\$259,900
13722 Sahler.....\$290,000
4615 N. 135th Avenue.....\$274,950
5125 N. 134th Street.....\$235,000
4901 N. 140 Street.....\$329,900
5141 N. 135th Avenue.....\$299,900



Fence

As all are aware the fence project was completed last year.

The Board is checking into how to best preserve the new fence with possible staining.

If anyone knows a contractor or has a company that does this, please contact the Board.

The fence behind the townhomes at 132nd and Hillsborough Drive was also completed. There was one small stretch of fencing that S & W completed at the end of the year. This townhome development also pays the annual \$75 dues as well as they all paid the \$140 fence assessment.

It was originally part of the fence bid as Phase IV and is now complete.

Volunteers Needed

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

Closed (sold) January 1-March 31, 2019

13466 Camden.....\$251,250
4308 N. 134th Street.....\$267,500
4316 N. 134th Street.....\$253,000
5128 N. 135th Street.....\$260,000
4123 N. 139th Street.....\$242,500
14008 Saratoga Circle.....\$312,000
14004 Taylor Circle.....\$298,000
4126 N. 139th Street.....\$225,000
13210 Hillsborough Drive.....\$228,500
13966 Camden.....\$241,000
14255 Sprague.....\$295,000
5117 N. 134th Street.....\$195,000

Lighting

The Board has contracted with Nightscares to begin updating the entrances and island lights. You will start to see work begin with in the next month.

We are excited to see new LED lighting and also for the holidays where we can see new lights to brighten our entrances.

Election of Board Members

We have two Board members whose terms expire and will be seeking re-election. Diane Briggs currently serving as president and Paula Kennedy, board member.

There will be 1 vacancy on the board.

If you are interested in joining the Board please contact the Board at board@hillsboroughassociation.com. Your name will be added to the ballot at the annual meeting.

YTD Sales

High Sale Price: \$312,000
Average Sale Price: \$255,729
Low: \$195,000

Median Sale Price: \$252,125



Easter Egg Hunt

The annual Easter Egg Hunt was held on April 14th. There was a great turn out with approximately 80 in attendance. Thanks to all those that helped with the event. I'm looking forward to continue the tradition next year.

Kyle Janda
Board Member
Events

Advertising Opportunities

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



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
treasurer@hillsboroughassociation.com

Chris Bohaty
Secretary & Board Member
board@hillsboroughassociation.com

Paula Kennedy
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Aaron Gurzick
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Landscape & Lighting Chair
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Kyle Janda
Board Member
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