



HALO News

Hillsborough Association of Land Owners

OCTOBER 2019

From the President

It's hard to believe that Fall is here. The leaves are starting to turn and soon our neighborhood will be bright with all the Fall colors and trick or treaters ringing our doorbells.

The Board has been patiently waiting for the rains to quit, the sun to shine, and the temperatures to moderate. All these things have affected our landscape updates.

It has been a great "look forward too" and it has been nice to see, over the last month or so, the entrances being cleaned up, edged, and refreshed.

Landscape lighting updates were started back in June and most of the entrances are all but completed with the change out of fixtures and ensuring they are working.

Mulhall's has and NightScapes have done a great job working together to make our entrances beautiful.

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

The website is www.hillsboroughassociation.com and you can email us at board@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

Upcoming EVENTS

Spooktacular—October 27, 2019 from 1:00-4:00 at the Hillsborough Park. If you are able to volunteer please email us at ...

board@hillsboroughassociation.com

Covenant Enforcement

Covenant enforcement has always been a challenge for this and past Boards. Numerous methods of notification have been tried and it continues to be a work in progress.

The Board would like all residents to know that we work to enforce all covenants. That said, we can only enforce those that we see or those that we have been reported.

The notification process has varied. We have had Board members hand deliver notifications to homeowners. This in itself is a challenge as this is a volunteer job. All Board members have full time jobs and therefore this falls within their personal/family time. To com-

plicate things, homeowners have to be home. Does not seem too daunting except when you have 28 violations within a month, it makes it difficult to go door-to-door.

Next, we went to regular mail but the notices go unread or acted upon.

Followed by sending certified mail...a homeowner must sign. Do they no, do they go to the post office for the envelope no.

Next was to go to Priority Mail. More costly yes but that is what your dues are meant for...covenant enforcement. This way we know that the notice was received as we have a tracking number. Once received we can monitor as to whether the violation is remedy or further action needs to be taken.

The Board hopes that we don't have to send notices and that each and every homeowner will maintain and have pride in their properties.

The Board also understands that sometimes notices go out and the issue has already been resolved. There may be time delays from when the issue was reported and when a notice was sent. If it's been solved, thank you and please disregard the notice.

HALO Board



Landscape Lighting And Entrances

All entrances should have lighting! Yay!!!

Mulhalls has already cutback, trimmed, edge, and cleaned up all the beds.

They have also removed all the dead plants and thinned out what remains.

Mulhalls is working in conjunction with Night Scapes and the goal is to have all the entrances updated and all the lights working before the snow flies.

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.

Holiday Lighting

We are in the process of putting together a new plan for holiday lighting. The Board is excited and hope homeowners will be too.

Look for something new this Season!

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 26, 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.

We Love to Walk

As our neighborhood matures we see our trees, plants and shrubbery mature too. We have lots of walkers in this neighborhood.

Many of us have trees that canopy the sidewalks. These trees need to be trimmed and the limbs raised as the trees grow so that individuals can walk under them.

Residents please tend to your trees both those by the walks and streets but those throughout your yard. All plants need some love so let's keep them pruned and looked good!

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.

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



Closed (sold) June 1–August 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

YTD Sales

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

Median Sale Price: \$252,125



Garage Sales

Frequent Covenant Violations

- Garbage Cans Visible
- Exterior Home Maintenance—Rotting Windows, Siding, Paint
- Sheds
- Lawn Care—unmanaged shrubs & plants, weeds
- Advertising Signs other than “for sale”

All homeowners have the option of holding a garage sale at any time during the year. What is not allowed is signage throughout the neighborhood advertising it.

Because signage is not allowed per our covenants, the Board has made garage sales a sanctioned HALO event once a year. The Board will advertise for you and put out signage. We provide the OWH ad as well. Other than Spring, no other garage sales have been approved and/or sponsored by the Board.

We will continue to do this but it does not allow or provide for individual homeowner signs for private garage sales. Any signs put out will be picked up.

There has also been some questions about signs put on city property. Homeowners need to be aware that the city does not allow signs either. This is a violation of city code.

Election of Board Members

There will be several positions up for re-election next year. If you are interested in serving on the Board. Please contact us at board@hillsboroughassociation.com

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

Spooktacular October 26th

The annual Spooktacular still needs volunteers to help with this event. If you can help, please contact us at board@hillsboroughassociation.com.

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
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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

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Mike Abdouch

Treasurer & Board Member

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Chris Bohaty

Secretary & Board Member

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Vanessa Shoemaker

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Aaron Gurzick

Board Member

Covenants & Security Chair

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Landscape & Lighting Chair

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