



HALO News

Hillsborough Association of Land Owners

MAY 2020

From the President

It has been an interesting start to 2020 and I'm sure no one was expecting or could have predicted Covid-19. I hope that all our Hillsborough residents are following the CDC guidelines and are staying safe and healthy. If you have a neighbor that is elderly or disabled, please check on them and help in anyway you can.

Spring is here finally and I'm sure everyone is looking forward to warmer weather and the opportunity to be outside and enjoy more sunshine. The warmer weather is a great opportunity for a walk and getting some sunshine...remember though as you meet your neighbor, practice social distancing.

It has been very eventful this past year. Your Board has been very busy, and I want to update you on the accomplishments over the last year.

- 1) New Landscaping in our Entrances
- 2) Refreshed Holiday Lighting at our Entrances
- 3) Continued Covenants Enforcement
- 4) Projects for our park
- 5) Replacement of Hillsborough Banners

Mulhall's and NightScapes have done a great job working together to make our entrances beautiful and Holidynamics did a fabulous job with our holiday lighting.

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

Website:

www.hillsboroughhassociation.com

Email:

board@hillsboroughhassociation.com

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

Covid-19

One of the best sources of information outside of a medical provider is the CDC:

COVID-19 Information:

<https://www.cdc.gov/coronavirus/2019-nCoV/index.html>

COVID-19 Symptoms & Testing

<https://www.cdc.gov/coronavirus/2019-ncov/symptoms-testing/index.html>

If you feel you may be sick with COVID-19:

<https://www.cdc.gov/coronavirus/2019-ncov/if-you-are-sick/steps-when-sick.html>

Please stay well and follow these guidelines.

Entrances & Lighting

Greetings Fellow Neighbors

I hope this newsletter finds you and yours safely weathering the COVID-19 storm.

2019 was a busy year for the landscapes at all of our Hillsborough entrances. All the lights were upgraded to LEDs and the aging failing hardware was replaced with modern fixtures and some new transformers. While each entrance retained its uniqueness, the new the hardware is now the same at all the entrances. This will make any needed repair simpler because we will only have to purchase one brand of hardware instead of the previous mix and match.

... You may have noticed also that the Board upgraded our Christmas lights at our entrances. Electrical standards and codes have changed and upgraded since the landscape lighting was installed 20 years ago. The board laid some new, up to standard, conduit and electrical which allowed modern Christmas lighting in our entrances. We have another round of boring to com-

plete. Hopefully by next thanksgiving, the entrances will have Christmas lighting on both sides of the entrances, on the monuments, and in the medians. It is going to look fantastic! I want to thank our friends and partners at Holidynamics for their assistance through this project.

2020 is shaping up to be a unique year. As always feel free to reach out to the board with any questions, comments or concerns.

board@hillsboroughhassociation.com

Jon Kramer

Annual Meeting

Due to Covid-19, our annual HOA meeting will adjourned for 60 days. We will plan to hold our annual meeting on Monday, June 29, 2020. Please check the Hillsborough website for updated information.

www.hillsboroughhassociation.com

Ash Trees

The city is removing all ash trees that are on city property. The Emerald Ash Bore is here an unfortunately has infected many of our entrance trees. The city will be removing them over the next few weeks. Once removed the board will evaluate replacements.

Property Liens

Homeowners that are severely delinquent (\$300 or more) in their dues have had a lien filed against their properties for lack of payment. A total of 34 liens were filed. The total sum of homeowners delinquent is \$20,860. Liens will continue to be filed for lack of payment.

Upcoming Events

Dumpster Day
TBD

Annual Homeowners Meeting
Adjourned to June 29, 2020

Independence Day Bash
June 27, 2020

Neighborhood Garage Sales
August 6, 7, 8, 2020

Spooktacular
October 24, 2020

Friday Night Movies in the Park
TBD

Look for signs at the entrances a week prior to each event.

For more information go to
www.hillsboroughassociation.com

The Easter Egg Hunt was cancelled for 2020 due to Covid-19.

If you have questions about any of the upcoming events, please see the Hillsborough website or contact the board at

board@hillsboroughassociation.com



Treasurer

As we approach the end of another successful association year, I am happy to report that the financial health of our association is solid. An all-time high of 94.5% of homeowners are current on their dues. Thank you for paying yours. The board is moving assertively to initiate legal remedies to collect past dues from those that are delinquent.

As a reminder, our dues year is June 1 – May 31 each year. Statements for the 2020-21 dues year will be mailed to each homeowner of record sometime in April. So watch for yours.

I will have a yearend budget statement and cash flow statement for the current year to present at the annual meeting in June. I will also present to the membership the 2020-21 budget that your board will have approved by then. I look forward to seeing you there.

As always, should you have any questions, contact me at...

treasurer@hillsboroughassociation.com

Mike Abdouch
Treasurer

Annual Dues

Dues invoices were mailed on April 27, 2020. If you have not received an invoice, please contact the HOA Treasurer at treasurer@hillsboroughassociation.com

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.

Thank You
HALO Board

Does your home improvement require HOA approval?

Please remember that some improvements require HOA approval. If you have a question it is always best to contact the Board and avoid a costly mistake.

board@hillsboroughassociation.com

NO Sheds

This past year shed violations have been reported to the Board and violation letters have been sent to the 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. A third notice 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

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”

Election of Board Members

There will be several board members whose positions are up for re-election this year.

We posted on the website and Facebook to contact the board if interested. We have several homeowners who have submitted their names and will be on the ballot.

You will be able to vote via written ballot or on-line. Please retain your dues invoice as you will need your unique pin number in order to vote on line.

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.

Thank you for maintain your landscaping, we all appreciate it.

Real Estate Update

Active Listings

4808 N. 135 Street.....\$287,000
4823 N. 136 Street.....\$315,000
13550 Ames Avnue.....\$230,000

Under Contract

13475 Browne Street.....\$310,000

Closed

5117 N. 139 Avenue.....\$335,000
13415 Hillsborough Drive.....\$299,999
14010 Browne Circle.....\$340,000
4914 N. 142 Street.....\$290,000
4416 N. 136 Street.....\$295,000
4305 N. 139 Street.....\$319,000
13417 Ames Avenue.....\$245,000
4113 N. 139 Avenue.....\$345,000
4804 N. 134 Avenue.....\$285,000
14208 Ames Avenue.....\$277,500

Low Sale Price.....\$245,000
Average Sale Price..\$303,149
Median Sale Price...\$297,499
High Sale Price.....\$345,000

Sales Date From 1/1/2020 to 3/31/2020



Volunteer Opportunities

Our community works best when those that live here participate. If you are interested in volunteer opportunities please contact the Board as we'd like these events to continue.

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

Residents please tend to your trees both those by the walks and streets but those throughout your yard. Dead trees should be removed and all plants need some love so lets keep them pruned and looking good!

Neighborhood Splashpad

The City of Omaha Parks and Recreation has been discussing the possibility of a splash pad and water tower in the Hillsborough park just north of the tennis courts. The project is in the early discovery stage, but the feedback and reception from the city has been promising and positive. The next steps are a topographic survey of the proposed site and equipment selection

We'll continue to share updates to the project on www.HillsboroughAssociation.com as more information becomes available.

New Trash Can Ordinance

Big changes are coming for Omaha residents used to taking any trash can or bag to the curb and seeing the contents get hauled away. Those little green bins for recycling are also going by the wayside.

What does that mean for Hillsborough residents? Under Omaha's new trash contract effective January 1, 2021, most Oma-

ha residents will be issued two 96-gallon trash carts. One will hold trash and yard waste, to be picked up weekly. The other will be reserved for recycling, to be picked up every other week. The carts will arrive during the second half of 2020, up to 90-days before the contract starts. If you prefer smaller carts, you may apply for a smaller cart after 90-days of receipt of the larger carts.

Why is this important today? Our Hillsborough Association covenants state that our trash cans must not be seen from the street (side or front of home). Be thinking about how you may need to change how you store your trash bins since the size will be changing. The 96-gallon carts are 29.75 inches wide, 35.5 inches deep and 43.5 inches tall. Each one should hold about eight typical 13-gallon bags of trash. For more information go to www.Omaha.com and search 'Big changes at the curb: Here's what to expect from Omaha's new trash contract in 2021.'

Hillsborough Website

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



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

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Vice President & Board Member

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