



HALO News

Hillsborough Association of Land Owners

April 2021

From the President

Spring is here finally and I'm sure everyone is looking forward to warmer weather and the opportunity to be more socially engaged. People need people and although we may not be totally out of the woods with COVID-19 the outlook is getting better now that vaccinations are available. I'm so thankful to have received both of mine. I see a mask still in my future but feel I don't have to be quite as fearful.

This last year has created many challenges for us. Workplaces have closed, people have lost their jobs, parents are learning how to maneuver home schooling and many other challenges.

Your Board was not able to meet as we have in past years but we continued to connect via Zoom in order to address HOA business.

The Board continued to enhance the holiday lighting at our entrances, update and repair the lighting and sprinkler systems, as well as monitor and enforce our covenants to maintain our neighborhood. With working from home many neighbors chose to work on home projects and the board approved many requests from installation of inground pools to fencing. It was great to hear that homeowners have taken advantage of being home and making all those long overdue improvements.

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

Entrances & Lighting

Greeting Fellow Neighbors,

I hope this newsletter finds you and yours safely weathering the COVID-19 storm. 2020 was a busy year for the landscapes at all of our Hillsborough entrances.

All the lights have been 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 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.

The board recognized that our plants and shrubbery at our entrances were not aging well. Mulhalls was brought in to revitalize some of aging plants at the entrances and islands.

You may have noticed also that the Board finalized the upgrade to our Christmas lights at our entrances. There is now power on all monuments and first islands. Electrical standards and codes have changed and upgraded since the landscape lighting was installed 20 years ago. The board laid new, up to standard, conduit and electrical which allowed modern Christmas lighting in our entrances.

We have completed all boring at all entrances. In 2020, the entrances of Hillsborough had Christmas lighting on both sides of the entrances, on the monuments, and in the medians. It looked fantastic! I want to thank our friends and partners at Holidynamics for their assistance through this project.

2021 is shaping up to be a unique year. As always feel free to reach out to the board with any questions, comments or concerns at board@hillsboroughhassociation.com.

Jon Kramer

NOTICE of Annual Meeting

Our annual HOA homeowner meeting will held on **May 10, 2021 at 7:00 p.m.** The location will be the Flatland Church at 144 and Larimore. We hope all homeowners will plan to attend.

Please check the Hillsborough website for updated information.

www.hillsboroughhassociation.com

NO Sheds

Shed violations continue to be an issue and the violation letters have been sent to the homeowners. Please be advised that sheds are **NOT** allowed as per our covenants. If you received a letter and you have already removed your shed please email the Board at...

board@hillsboroughhassociation.com

Any sheds remaining will be receiving notification of legal action. 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 to all that comply.

HALO Board

GARAGE SALES

Garage sales will be held June 10, 11, and 12th.

Reminder no corner signage is allowed. The HOA will put up signs for the whole neighborhood and run an ad.

Upcoming Events

Spring Clean Up
May 1, 2021

Annual Homeowners Meeting
May 10, 2021 (7:00 p.m.)

Neighborhood Garage Sales
June 10, 11, 12, 2021

Independence Day Bash
July 3, 2021

Spooktacular
October 30, 2021

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 held earlier in April and had a great turnout.

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 95.8% of homeowners are current on their dues. Thank you for paying yours. For the 49 homeowners that have not paid dues, the board continues to assertively 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 2021-22 dues year will be mailed to each homeowner of record sometime in late April. This year the statements will also ask you to update your email address. The statements will also contain a PIN code for you to use if you would like to vote for new board members electronically. So, watch for yours.

I will have a year-end budget statement and cash flow statement for the current year to present at the annual meeting in May. I will also present to the membership the 2021-22 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

Election of Board Members

There will be two board members whose positions expire this year...Aaron Gurzick and Kyle Janda. They have done an excellent job representing our community and

we want to thank them for their service.

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.

Spring Cleanup 2021

Mark your calendar for the annual Omaha Spring Cleanup which will be held Saturday, May 1, from 9 am until 2 pm at Hillsborough Park.

This free event is sponsored by the City of Omaha and our neighborhood association. It gives us an opportunity to recycle and dispose of large/bulky items that are not accepted through curbside trash and recycling services.

Tire Host - Hillsborough Park parking lot above tennis courts - 138th St. & Meredith Avenue.

Visit the Wasteline website (wasteline.org) to learn more about items that will be accepted and those that are prohibited at this event.

Japanese Beetles

Anyone who has a garden, whether flower or vegetable, has most likely encountered Japanese beetles. They are easy to spot with their metallic blue-green heads and copper-colored backs. Japanese beetles usually emerge and begin feeding on plants in late June or early July and have a life

cycle of approximately 40 days. However, during those 40 days they can do a lot of damage! They feed on over 300 different kinds of plants; in our garden they especially love the roses, hibiscus, lantana and our river birch trees.

So what can we do about these nasty garden pests? Unfortunately, the most effective way to get rid of them is to hand pick them off your plants (around 7 pm when they are congregated in groups on your plants to nest) and drop them into a solution of soapy water. Or try this homemade solution: Mix 1 teaspoon liquid dishwashing detergent with 1 cup of vegetable oil and shake well; add 1 quart water and 1 cup rubbing alcohol and shake vigorously to emulsify. Pour mixture in a spray bottle and use at 10-day intervals on pests.

Warning: Homemade sprays may damage some plants, so use sparingly. It's a good idea to test on a small part of the plant and wait 24 hours to make sure there are no adverse reactions. Always spray in the morning and never in full sun.

As far as trees are concerned, now is the time to check with a local tree service to get a Japanese Leaf Beetle soil injection to prevent beetle damage. Please avoid insecticidal sprays that can overspray onto plants that are favorites of endangered bees and butterflies.

Lastly, do not use the Japanese beetle traps! These traps actually end up attracting **more** beetles to you and your neighbors' yards.

Happy Gardening
Mary Finley

Real Estate Update



Active Listings

4621 N. 139th Avenue.....\$360,000

Under Contract

4907 N. 135th Avenue.....\$250,000
4119 N. 139th Avenue.....\$350,000
4822 N. 138th Street.....\$365,000
4650 N. 139th Avenue.....\$400,000
4916 N. 136th Avenue.....\$315,000
4923 N. 135th Street.....\$310,000
4703 N. 134th Street.....\$325,000
13962 Ames Avenue.....\$369,500

Closed

13962 Ames Avenue.....\$314,900
5144 N. 135th Avenue.....\$385,000
13471 Fowler Avenue.....\$312,000
14028 Camden Avenue.....\$310,000
4426 N. 138th Street.....\$285,000

4309 N. 136th Street.....\$341,000
13411 Boyd Street.....\$306,000
4203 N. 139th Avenue.....\$380,000

Low Sale Price.....\$280,000
Average Sale Price.....\$323,766
Median Sale Price.....\$312,000
High Sale Price.....\$385,000

Sales Date From 1/1/2021 to 4/17/2021

Omaha Housing Market

In March 2021, Omaha home prices were up 13.0% compared to last year, selling for a median price of \$226K. On average,

homes in Omaha sell after 5 days on the market compared to 11 days last year. There were 592 homes sold in March this year, down from 633 last year.

How hot is the Omaha Housing Market?

*Many homes get multiple offers, some with waived contingencies.

*The average homes sell for about **1%** above list price and go pending in around **6 days**.

*Hot homes can sell for about **5%** above list price and go pending in around **3 days**.
Stats quoted from Redfin

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.

Neighborhood Splashpad

The City of Omaha Parks and Recreation has approved the building of a splash pad and water tower in the Hillsborough park just north of the tennis courts. The splash pad went out to bid in March and unfortunately came back over budget. The city is redesigning the pad to make it slightly smaller and moving it closer to utilities to bring the costs down. The new design will go out to bid in late July and development will now hopefully be complete for the summer of 2022. The people we've been working with are still very much committed to making this happen in our neighborhood.

We will continue to share updates to the project as more information becomes available.

Ash Trees

As noted in the last newsletter the city has notified all Omaha neighborhoods of their intent to remove Ash trees that are on city property. This is due to the Emerald Ash Bore.

The city finally made it to our neighborhood and as you have all probably noticed, taken out around 13+ trees from our entrances, islands, and park.

The city paid for the removal of the trees but would not incur the expense of grinding out the stumps or tree replacement.

I contacted Aimee Melton, our counsel representative to see if she could help in getting the city to replant trees. To date, I have not heard from her office. I would encourage you as homeowners to contact her office also and push for replacement of the trees.

In the meantime, the Board will be evaluating replacement and/or new landscaping in those areas.

New Trash Cans

The Hillsborough Association covenants state that our trash cans must be kept inside. The Board has had many discussions about alternatives due to the new larger cans and we will discuss this at the annual meeting.

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”

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

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

Felecia Jones

Vice President & Board Member

board@hillsboroughassociation.com

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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Jon Kramer

Board Member

Landscape & Lighting Chair

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Mary Finley

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Kyle Janda

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City Info

publicworks.cityofomaha.org

Mayor's Hotline: (402) 444-5555