



HALO News

Hillsborough Association of Land Owners

April 2022

From the President

Spring is here! Or close anyway. You just never know in Nebraska.

Hopefully everyone had a good winter and has stayed safe and healthy. It has been an interesting past couple years, and it will be nice to have the pandemic behind us.

Your Board has worked hard over this past year, and we are anxious to tell you all about it at the annual meeting.

We see lots of chatter on Facebook so we are hoping that all homeowners will plan to attend the annual meeting. It's important that everyone be there so they can know the truth and understand how the Board operates. It isn't always as it appears.

If you have any questions or need information please know that you can go to either the website or contact the Board directly.

Website:
www.hillsboroughassociation.com
Email:
board@hillsboroughassociation.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

NOTICE Annual Meeting

DATE: May 9, 2022

PLACE: Flatland Church
144th & Larimore

TIME: 7:00 p.m.

Treasurer Update

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 97% of homeowners are current on their dues. Thank you for paying yours.

As a reminder, our dues year is June 1 – May 31 each year. The board has voted to keep the dues at \$75 for the upcoming year. Statements for the 2022-23 dues year will be mailed to each homeowner of record sometime in late April. Those who are severely delinquent on their dues will also see a fee for filing a lien on your property.

The statement will also ask you to update your email address. Finally, the statements will 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 2022-23 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

Neighborhood Seeks Grant Funds for Park Updates

The neighborhood association is awaiting results from two local grant proposals, totaling \$10,000. The Omaha Community Foundation Neighborhood Grant and Mayor Jean Stothert's 2022 Neighborhood Grant were identified as a potential means to help fund park updates. If awarded, the

funds will contribute to resurfacing of the tennis courts and the addition of pickleball lines on both of the courts. Hillsborough resident Nicole Wilson submitted the grants in February and is expecting to receive a response in May. The tennis court updates would occur in Summer/Fall 2022.



Splashpad

Construction of the Splashpad in Hillsborough Park will begin late May or early June with an estimated completion date of July 31, 2022. We are excited for this addition to the neighborhood and for the children to be able to enjoy fun in the water yet this year.

Tennis Courts

The Board has been working with the City of Omaha Parks & Recreation Department regarding resurfacing and restriping of the tennis courts in Hillsborough Park. We have received bids from four vendors for this project and will be awarding the contract soon. Work on the tennis courts will begin after completion of the splashpad. The plan is to have pickleball lines painted on existing tennis courts so courts can be used for tennis and pickleball play. Since pickleball will be considered the non-dominant game, line colors for pickleball will blend with colors for tennis play. We are also working with the City of Omaha to replace the missing net and pole on the west court so both courts can be used for play until resurfacing begins in late summer.

Upcoming Events

Annual Meeting
May 9, 2022

Spring Garage Sales
June 2, 3, 4, 2022

Independence Day Celebration
July 2, 2022

Movies in the Park
TBD

Fall Garage Sales
September 8, 9, 10, 2022

Fall Cleanup
TBD

Spooktacular
October 22, 2022

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

For more information go to
www.hillsboroughhassociation.com

The Easter Egg Hunt was held earlier in April 10, 2022 with a great turnout.

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

board@hillsboroughhassociation.com



Trash/Recycle Cans

Your HALO board would like to remind all homeowners that garbage/recycle cans must be kept inside or you need to submit a plan to the Board for external storage. Cans must not be visible.

The Board has received complaints and also made their own observations. Violation letters are being sent out with the fine structure put in place.

The Board has reminded homeowners at the last two annual meetings, via a mailing, the website and Facebook. It was also announced that effective October 1, 2021 we will begin assessing fines for non-compliance.

If you have questions or concerns please contact the board at:
board@hillsboroughhassociation.com

HALO Board

Volunteer Opportunities

We invite neighbors to get involved in events such as the upcoming Independence Day Celebration, Movies in the Park and Spooktacular. If you would like to learn more about volunteer opportunities, please contact the Board. We welcome all who are willing to share their time and talents to enhance the community of our neighborhood.

Political Signs

Since election season is upon us, just want to remind everyone that political and advertising signs other than "For Sale" signs

are not allowed in your yards. However, placing a political sign in your window is fine.

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@hillsboroughhassociation.com

Composting and Recycling

Did you know that you can do your part in reducing carbon emissions by joining a local composting club such as Hillside Solutions? You can start by collecting compostable items at home and dropping them off at a composting site. Anything that comes from nature (all food waste, paper towels/napkins and bio-plastics) can be turned into nutrient-dense soil that can be used in local gardens, landscape and farms.

Also, many non-recyclable items like Styrofoam containers, plastic utensils, plastic bags and wrap, even toothpaste and lotion tubes, can be recycled by placing them in an orange Hefty EnergyBag and dropping them in your recycle bin. Hefty EnergyBags can be purchased at many local stores and are another great way of keeping waste out of the landfill and converting it into valuable resources. The Hefty EnergyBag initiative launched in Omaha in September 2016 and has now expanded to other cities across the country.

Free Yard Waste Pickup

The 2022 spring yard waste collection season will begin May 2 and end the week of June 6 to 10. During this time yard waste may be placed in paper yard waste bags and set out alongside your trash cans; they will not require a yard waste collection sticker. Please note that bundles of branches are not part of the spring and fall yard waste collection seasons. Bundles must have a yard waste sticker attached to them at all times. Bundles must be tied with string or twine and weigh no more than 30 pounds. Yard waste stickers can be purchased at HyVee, Family Fare, Westlake Ace Hardware and Menards.

A separate truck collects the yard waste bags during the spring and fall yard waste collection seasons. The truck takes the yard waste to Oma-Gro where it is turned into compost. Fulfilling Oma-Gro's needs determines when the spring yard waste season is held. This year's season is two weeks earlier than last year.

Perimeter Fence

The Board would like to extend a thank you to all the homeowners who back to the Hillsborough perimeter fence. We appreciate all who have cleaned up the fence line and pruned their bushes keeping the fence looking neat and clean.

HOA Board



Real Estate Update

Active Listings

None

Under Contract

4209 N. 139th Avenue.....\$425,000
4910 N. 136th Street.....\$399,000
4107 N. 142nd Avenue.....\$380,000
5001 N. 142nd Street.....\$400,000
5110 N. 139th Avenue.....\$400,000

Closed

4319 N. 143rd Street.....\$388,000
13443 Taylor Street.....\$330,000
4340 N. 143rd Street.....\$387,000

13809 Fowler Avenue.....\$430,000
13405 Boyd Street.....\$375,000
13519 Meredith Avenue.....\$331,000
13956 Ames Avenue.....\$390,000
13716 Hillsborough Drive.....\$393,100

Townhome

13319 Hillsborough Drive.....\$287,500

Home Statistics

Low Sale Price.....\$330,000

Average Sale Price.....\$378,012

Median Sale Price.....\$387,500

High Sale Price.....\$430,000

Sales Date From 1/1/2022 to 4/17/2022

Sales include both single family homes and townhome/villas



Getting Your Home Ready for Spring

As the seasons change, so do our activities and home needs. Spring is a good time to do some seasonal maintenance to keep your home running smoothly. A bit of attention now will save costly repairs and aggravation later.

Spring Home Maintenance Checklist

Clean Home Exterior:

- Gutters
- Siding
- Decks & porches
- Patio
- Windows & screens

Miscellaneous:

- Check fences
- Seal driveway
- Organize garage & shed
- Test outdoor lighting
- Clean patio furniture & grill

Landscaping:

- Rake leaves
- Aerate lawn
- Fertilize lawn
- Prune shrubs & bushes
- Remove weeds
- Mulch garden beds
- Clean sprinkler system
- Start lawnmower

Holiday Lighting Update

Greetings Neighbors,

Thank you for your patience as we worked our way through this year's Holiday lights presentation at the entrances. As you know, not all of our entrances are

physically designed the same and as such some of the light decorations appear different at each entrances.

We worked diligently with our vendor to get the lights strung and lit. Unfortunately the vendor had some difficulty finding staffing to get the huge job done in a timely manner and it took several days. And when it was finally done, it wasn't completed to last year's approved design/plan.

We have had several positive communications with our vendor since and will be entering into a service level contract in the near future. This way if the vendor does not perform to pre-defined expectations, then we will pay an appropriate prorated fee.

As always feel free to reach out to your board with any concerns at board@hillsboroughhassociation.com

Kind regards,
Jon Kramer

Mayor's Hotline

The City of Omaha operates a "complaint line" called the Mayor's Hotline. The Hotline staff field reports on abandoned vehicles, potholes, graffiti, code violations, neighborhood speeding, overgrown weeds on public property and many other citizen concerns.

The Hotline staff can also make referrals to other agencies if your problem needs to be redirected.

The Hotline has established contacts with OPPD, MUD, the Nebraska Humane Society, Nebraska Department of Roads and Douglas County to provide services to Omaha residents.

You can report issues online at OmahaHotline.com or call 402-444-5555 Monday-Friday 8 am-4:30 pm.

Safety Reminder

Hillsborough neighbors, as we head in to the warmer months Hillsborough sees a rise in crime and prowling activity. The easiest target all year is an unlocked car or an open garage. Some tips and reminders for us all to maintain a safe neighborhood is to know your neighbors. Having a strong system of neighbors looking out for each other goes a long way in crime prevention. Utilizing technology...its never been easier to set up security cameras for your home. Most are wireless and more affordable than in years past. A well-lit street can help deter thieves and vandals. Porch, motion-detecting, and landscaping lights are always helpful. If you see something say something. The more eyes we have on unusual activity, the bigger impact we can make to slow it down or stop it all together.

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@hillsboroughhassociation.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
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City Info

publicworks.cityofomaha.org
Mayor's Hotline: (402) 444-5555