

WWW.HILLSBOROUGHASSOCIATION.COM



Save the Date!

Saturday, October 22
11 a.m. - 2 p.m.
HillsBOOrough
Spooktacular at the park
Lunch, hayrack rides,
pumpkin patch,
kids' craft activities,
costume parade at 12:30 p.m.

October 22nd at 6:30 pm Allergy-Friendly Trunk or Treat event at Fullerton Magnet Elementary School

What's New In the Neighborhood

Fall is in the air and Hillsborough has been bustling through the seasons. There has been an active spring and summer, with lots planned into the fall.

Dozens of homeowners participated in neighborhood-wide garage sales in June and September. Handouts with maps & descriptions of sales were a hit with shoppers.

Approximately 200 neighbors joined together in the park for a festive Independence Day celebration in late June. Residents enjoyed grilled hotdogs, chips, watermelon & cookies, kids participated in a bike "parade" and families enjoyed a rousing kickball game. Unlimited Kona Ice was a hit and thankfully the rain didn't last too long.

The spray grounds (splash pad) at the park were completed in late August and neighbors put it to use right away! Benches will be installed around the concrete pad this Fall.

Tennis court resurfacing was completed in mid-September. The courts were painted with tennis and pickleball lines. This project was paid in part through two grants. The Mayor's Neighborhood Grant for \$5,000 and a Community Grant for \$2,500 in grant funding. We want to extend our thanks to resident Nicole Wilson for writing and submitting the grants to secure the funding!

In November, look for more updates to our holiday light displays at the entrances. Additional lights & decor will be added throughout coming years so if your entrance wasn't included this year, it will be in future years. Enjoy the work in progress!



Homeowner's Meeting

2023 Annual Meeting
Monday, May 8
details forthcoming

HALO President's Corner

Welcome to Fall! A lot has happened over this past year! Your HOA Board has worked hard to continue providing Hillsborough residents a great place to live.

As one can imagine, volunteering to be on any Board can be a daunting task. You learn that you can't please everyone, but you do your best to work towards the common good of all. In the last week I've had three residents commend the board on enforcement of garbage cans and lawn care and have commented on what a beautiful neighborhood we have. That makes me feel good and I know that what we do is important.

I'm sure you have all noticed that the splashpad was completed, and the residents have had at least a little time to enjoy it before the winter shutdown. In addition all the banners were updated and our tennis courts have been resurfaced and now included pickleball lines. Yeah!

We had an issue with the website this fall but it is up and running thanks to one of our own residents who helped to resolve the issue. Please check there for upcoming information. The Board is also working to resolve the issues with Facebook and you will be seeing more posts from your Board on that platform.

Again, if you have any questions or need information, please contact the Board directly. You can reach us via email at:

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

DO WE HAVE YOUR EMAIL ADDRESS?
IF NOT, SEND IT TO TREASURER@HILLSBOROUGHASSOCIATION.COM

VISIT US ONLINE AT WWW.HILLSBOROUGHASSOCIATION.COM

Get Involved!

Looking to support your neighbors? Complete the survey below to sign up for a volunteer slot at the 10/22 Spooktacular.

<https://tinyurl.com/HillsBOOrough22>

Celebrating Together

Did you snap some photos at a neighborhood event? Send them in for consideration for an upcoming newsletter or our website!



Ash Tree Update

Ten ash trees on 144th & Ames Street entrance were treated for Emerald ash borer at the end of August, and we plan to plant two new trees on the second island on the 144th & Hillsborough Drive entrance this fall. The City plans to remove several diseased trees within the Subdivision that would not benefit from the treatment.

BOARD POSITIONS

Want to serve on the Board? Three positions will open in 2023. Send a brief bio via email to the board by 2/28/2023.

Email the Board at:
board@hillsboroughassociation.com

Movies in the Park

The Hillsborough Association of Landowners was happy to host Movies-in-the-Park on two separate Fridays during the Fall. On Friday, September 23rd, the weather was great and a crowd of about 30 gathered to enjoy the 2014 rendition of "Annie". By the end of the evening, you could hear many children singing along! Fun was had by all.

On Friday, October 7th, the classic Hocus Pocus was featured. Although the weather was a bit chilly, several families joined together under the light of the moon to usher in the spirit of Halloween. Free popcorn was provided and children of all ages participated in this HOA-sponsored event.



Holiday Lighting Update

This year we have continued our partnership with Holidynamics to design and decorate our entrances with festive lighting and signage. This year will see some red color added to the bright white in the trees of our entrances. There also will be some lighted holiday-themed signs and symbols. Our vendor advised they would like to have our lights installed prior to Thanksgiving and scheduled to turn on immediately after the holiday. We have agreed to display the lights through January. We will continue to develop and build out our holiday lighting display so that each entrance will be as equal as possible. Let us know if you like what you see!

Treasurer's Update

I am happy to report that the financial health of our association is solid. Thanks to all of you, we have collected dues in full for 96.5% of the homeowners. Because of your timely payments, HALO has been able to do some great things for the neighborhood this year.

Unfortunately, 41 of the 1147 homeowners have failed to pay dues yet this year. Of those, 24 owe greater than \$300. Liens have been filed on many of these, and liens will soon be filed on the rest of them.

Finally, I have collected over 900 email addresses for the neighborhood, which has allowed HALO to reach out to you electronically about events and other areas of interest to homeowners. If you know of anyone who is not receiving our emails and would like to be added to the email list, please reach out to me with the homeowner's name and email address at:

treasurer@hillsboroughassociation.com

Mike Abdouch
Treasurer

Solar Panels Update

Several homeowners have inquired about adding solar panels to their homes, so we reached out to OPPD to learn more about this technology.

According to Kirk Estee, Customer Alternative Energy Solutions Manager for OPPD, "It can be confusing, especially with so many companies making proposals to customers interested in generating energy through solar panels or other technology."

OPPD is educating the public about "customer-owned generation," how it works and how to get started, said Estee.

Estee said it is important for customers to educate themselves on solar power before purchasing a system. One of the first things customers should do is to check and make sure the seller is on OPPD's list of participating trade allies. OPPD trains these trade allies, who are experienced professionals, on the application process. They have met a list of qualifications and agreed to standards of conduct.

It's also important that customers get more than one bid, Estee said. Also, use OPPD's solar calculator to help determine whether solar power is right for your home.

"Solar isn't right for everyone. For many, the system won't end up paying for itself," Estee said. "But for most customers who choose to add solar, that isn't the main reason they are doing so. The majority of these customers are doing it because they want to do more for the environment. It's important for them to know they are helping power their homes with green energy."

OPPD recently revamped and streamlined its process of applying for Customer-Owned Generation (COG). The program's webpage includes a quick-start guide and pay-off calculator so customers can determine how long it would be before the solar system pays for itself. There's also information on how net metering works for billing.

"We do not currently have any partnerships with contractors, solar or otherwise, on this type of generation," Estee said. "However, we do work with them on the back end. This ensures the generation integrates into our system properly and safely."

While rooftop solar panels are still the most common form of customer-owned generation, more people are starting to use newer technology, such as batteries, to store the energy they're generating.

OPPD must first review and approve all customer-owned generation systems before they interconnect with the electric grid. This is crucial so the utility can ensure the safety of its customers and employees. Customers should get multiple bids from different contractors prior to committing to a project.

Those interested in learning more should visit www.oppd.com/COG.

Covenants: Shared Agreements for the Good of the Neighborhood

The Hillsborough Homeowner’s Association provides the residents of Hillsborough with a safe, fun, and prosperous lifestyle. As neighbors, we agree to abide by covenants to ensure we meet this mission together. There are things that detract from our properties and the board would like to remind all homeowners that **political signs are not allowed**.

All homeowners should have received a copy of the HALO covenants as part of their home closing. If you do not have a copy, you can find them online at www.hillsboroughassociation.com

If you have any questions or concerns you can contact the board at board@hillsboroughassociation.com

If in doubt, ask the board. Thank you for your commitment to keeping our neighborhood safe, fun, and prosperous. We appreciate you!

Omaha Fall Cleanup

The Omaha Fall Cleanup, hosted by our HOA, held at Hillsborough Park on Saturday, October 8 was a huge success!

There was a steady stream of vehicles dropping off bulky items, used tires and metals throughout the day.

Many thanks to homeowner, Chris LeGrow and the young missionaries from the Church of Jesus Christ of Latter-day Saints who helped unload vehicles allowing them to move quickly through the drop off site.



Four FCC Environmental Services compactor trucks, one and one-half dumpsters of tires and four pickup/trailer loads of metals were collected.

Richard Settje from Team Bike Rescue of Omaha also collected a heaping pickup truckload of used bicycles. These bicycles are refurbished and used for at-risk youth, homeless and refugees for transportation for employment.

Visit <https://teambikerescueofomaha.com/> for more information.

Entrances

Entrances continue to be a work in progress. This past year the 25+ year old irrigation systems are being repaired and/or updated. You may see that some aren't working or some working a little too much. Please be aware that they are being worked on and will soon be back in order.

Westview High School

Westview High School located at 15800 Summit Plaza, is one of two new OPS high schools that opened in August 2022. Westview welcomed only freshmen and sophomores for the 2022-23 school year. Thomas Lee, who previously served as principal at Northwest High School, is Westview’s new Principal.

The 315,000-square-foot facility is filled with open spaces to foster collaborative learning. The hallways are wide and flanked on each end by windows overlooking the school’s 73-acre property. The core of the building is almost set up like a college campus — lounge spaces, booths and individual study areas are mixed in with lockers and classrooms.

Walking down the hall, people can see into classrooms encased in glass on one side, showing the contents of each room. Many rooms in Westview are like that, including a school store, the gym, art labs, computer labs and more.

Westview High School is also Metro YMCA’s newest location. The 30,000 square foot, shared, full-scale YMCA is built within the bricks and mortar of Westview High School. There are parking spaces and a separate entrance for YMCA members only.

Macy DeWispelare executive director for the Westview YMCA, said the facility is equipped like many other locations, including a weight and fitness center, pool, day care, studios and locker rooms.



Preparing for Season Changes

Fall yard waste collection will be October 24 to December 2. Paper yard waste bags will be collected and composted. No sticker will be required for the yard waste bags, but bundles of brush will need to be stickered. More Info at www.wasteline.org

Sidewalk snow removal is to be completed no later than 24 hours after City plows streets. More Info at cityofomaha.org

Real Estate Update

SINGLE FAMILY HOME ACTIVE

4318 N 136 Street \$390,000

UNDER CONTRACT

4416 N 136 Street \$455,000
 4902 N 135th Avenue \$425,000
 4816 N 138th \$393,000
 14010 Sprague Street \$399,000
 13734 Hillsborough Drive \$365,000
 13731 Sahler Street \$375,000

SOLD

4119 N 142 Avenue \$400,000
 14014 Hillsborough Drive \$450,000
 4222 N 143 Circle \$436,000
 13571 Larimore Avenue \$380,900
 4727 N 136 Street \$385,000
 5021 N 138 Street \$413,000
 5001 N 142 Street \$465,000
 5114 N 139th Street \$375,000
 4262 139th Street \$417,500
 13808 Fowler Avenue \$400,000
 4305 N 139th Street \$440,000
 13814 Camden Avenue \$370,000
 13475 Fowler Avenue \$352,000
 13965 Ames Avenue \$450,000
 5149 N 135 Avenue \$430,000
 4916 N 136 Street \$428,650
 5023 N 139th Street \$449,900
 4806 N 136 Street \$360,000
 13509 Boyd Street \$376,350
 5109 N 140th Street \$415,000
 5150 N 135th Avenue \$352,500
 4810 N 138 Street \$435,000
 13487 Fowler Avenue \$341,500
 13954 Sprague Street \$283,000
 14210 Hillsborough Drive \$470,000

Low Sale Price - \$283,000
 High Sale Price - \$470,000
 Average Sale Price - \$400,242
 Median Sale Price - \$406,500
 Average Days on Market - 5

TOWHOME/VILLAS SOLD

13835 Sprague \$296,200

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.

Your Board

Officers

President: Diane Briggs (402-598-1444)
president@hillsboroughassociation.com

Vice President: Connie Bitzes

Treasurer: Mike Abdouch
treasurer@hillsboroughassociation.com

Secretary: Mary Finley

Members

Aaron Gurzick
Jon Kramer
Matt LaRoe
Sara Olsen
Nicole Wilson

contact us at
board@hillsboroughassociation.com



City Info

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

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