

Stone Creek Village HOA

April 2011

Upcoming Events:

- HOA meeting
April 25th 7pm
Alice Buffet Magnet
Middle School library
(14101 Larimore Ave)
- Spring Clean Up Day
Date TBD

Property Source

Contact Info:

Kim Henrichson
402-934-0074
khenrichson@property
source.org

*Coming together is a
beginning.*

*Keeping together is
progress.*

*Working together is
success.*

~Henry Ford

HOA Officer and Director Changes

The following is your current HOA Board, Directors are noted by an asterisk (*). Should you have any questions or concerns, please contact any member of the Board.

President Dustin Perchal*
1st Vice President Jennifer Amatulli*
2nd Vice President Todd Allen
Secretary Christina Elf*
Treasurer Fred Scarpello*
At Large Members: Tanya Owen* and Brice Gadjoro

Treasurer's Report

2011 Budget will be ratified at the April 25th meeting.

Operating Bank Account Balance as of 4/12/11: \$5264.74

- Farm Bureau premium: \$2616.31 paid
- Bills to be paid:
 - Midwest Protection (fire alarm system) \$176.55
 - MUD (water) \$1,102.77
 - Property Source \$747.36
 - TruGreen (last 2010 mow) \$197.67
 - Papillion Sanitation (garbage) \$784.11
 - OPPD \$ 465.49
 - Premier Exteriors (repair at 6040 North 167th Ct) \$910.00
- \$12,576.78 in arrears due to HOA (dues are due the 1st of every month)
 - American Trust & Savings (6 units) \$780.00
 - Steven Knoch \$3196.36
 - Jerry Brothers \$260.00
 - Kate Koerten \$130.00
 - Van Brownson \$114.99
 - Andrea Milne \$130.00
 - Joe & Melissa Greco \$130.00
 - Carlos Tellez-Mendez \$3525.57
 - Jami Helms \$1111.91
 - Anastasia Treantos \$385.35
 - HUD \$1339.59
 - US Bank \$1473.01

On The Board's Agenda

- ❖ Investigating with Property Source on foreclosing on units that are not paying HOA dues.
- ❖ Follow up on flooded unit at 16754 Crown Point Plaza & ensure Bank makes repairs.
- ❖ Property Source asked to follow up on mailbox access issues.
- ❖ Reviewing & updating previously proposed 2011 budget.
- ❖ Due to low funds balance, owners will not be reimbursed for exterior expenses (i.e. mulch, stain).
- ❖ Reviewing TruGreen lawn care contract.
- ❖ Exploring phone line requirements for fire suppression system.
- ❖ Property Source meeting with the Board March 31.



Legal Issues

❖ *Midwest Home Improvement*

Walk through with Midwest and HOA still being worked out. The walk through is needed before both parties can come to agreement on what's outstanding.

❖ *Farm Bureau*

The meteorologist's report was submitted to Farm Bureau and they are waiting on the

engineer's report. We hope Farm Bureau will share their reports asap.

❖ *Triton*

Complaint filed and summons sent out against defendants. Working on obtaining documents from West Bank.

❖ *Safford*

HOA needs to respond to discovery requests. Decision to compel internal insurance documents is still under advisement with the judge.

Architectural Control Committee

As spring arrives, we know you will want to begin making changes and updates to your property's exterior. Please remember that all exterior changes need to be pre-approved by the Architectural Control Committee. You may request the proper form from Property Source.

The committee is also looking for members. Contact a board member if you are interested in volunteering.

Covenant Corner

❖ *Pets*

Dogs must be kept on a leash and each owner is responsible for cleaning up the waste. Fines will be issued upon receipt of complaints.

❖ *Renting*

You may lease your unit. There must be a

written lease, it must not be less than 6 months and must be approved by the Board.

❖ *Garbage Cans*

Garbage cans must be kept in a manner so as to conceal them from view of neighboring units and streets.

❖ *Holiday Decorations*

Please remove your holiday decorations in a timely manner.

