

May – June – July 2011



Upcoming Events:

- July 1: P.J. Morgan takes over management of SCV.
- June/July: Siding repair.
- Aug 1: Dues are due.
- Aug 5: Fines issued for garbage cans left outside.

P.J. Morgan Contact Info:

Beth Krolkowski, Property Mgr
402-397-7775
ekrolkowski@pjmorgan.com

SCV Board of Directors:

President Tanya Owen
1st Vice President Brice Gadjoro
Secretary Christina Elf
Treasurer Fred Scarpello
At Large: Jen Amatulli

Board Happenings

Working On:

- ❖ Collection of repair costs & mold mitigation of 16754 Crown Point Plaza (flooded unit).
- ❖ Mold issue at 5956 N 167th Terrace Plaza.
- ❖ Contacting owners in arrears & pursuing foreclosure.
- ❖ FHA renewal.
- ❖ Trying to locate leak in fire suppression on Crowne Point Plaza building.
- ❖ Lightning strike repairs to Laurel Plaza building.
- ❖ Siding repairs.
- ❖ 6007 N 167th unit –

foreclosure status/owner.

- ❖ Architectural Request form for deck stairs.
- ❖ Leaking window issue at 5923 N 166th Court.

Completed:

- ❖ Board is in receipt of the mailbox keys for unoccupied/undeveloped units.
- ❖ Board was unable to obtain keys to fire closets so all closets rekeyed.
- ❖ Siding repair option for homeowners.
- ❖ Welcome packet for new owners.
- ❖ Settled with Farm Bureau on siding claim & signed siding contract

with Certified Siding.

- ❖ Contracted with P.J. Morgan to manage SCV and transition completed.
- ❖ Bird infestation repairs on 16702 Crown Point Plaza.
- ❖ Free website for SCV owners.

On the agenda:

- ❖ Insurance bids
- ❖ Exterior lighting
- ❖ Reduce cost of phone lines for fire suppression system
- ❖ Decommission unused meter on golf course

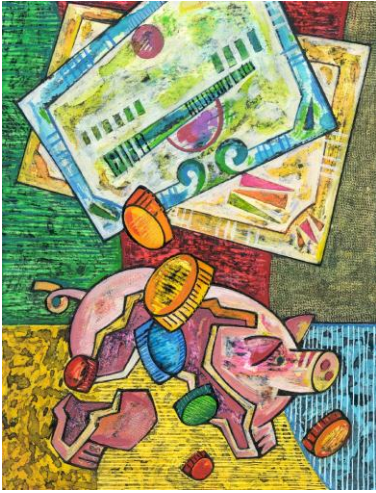
Note From The Board

As previously announced, Dustin Perchal resigned as President of our HOA. Dustin was a valuable member of the board and we wish him every success with his new job.

The Board was rearranged to fulfill the vacancy. Please contact a Board member if you are interested in serving on the Board or on a committee.

Going forward, we would like to begin directing questions and issues you may have to Beth. We hope that having one point of contact will help us become more efficient and effective. Should you experience any issues, do not hesitate to contact us.

Treasurer's Report



- Based on feedback from homeowners at the April 25th meeting, the Board voted & approved a \$30/month assessment through January 1, 2012 to help cover our monthly expenses.
- Reconciling financial accounting and invoices from Property Source. Discovered Property Source did not pay MUD invoice in June and were neglectful with collecting the \$30 assessment.
- Delay in dues payments due to the transition. August should be back to normal with ACH occurring on the 2nd of each month. Dues are due on the 1st of each month.
- New account opened for the insurance settlement funds. Expecting approximately \$59k left after repairs are made. Funds are for construction/exterior maintenance only (i.e. lighting, additional siding issues, etc). Looking to put into a money market account until needed.
- July invoices to be paid:

attorney	\$3,764.50 (use Farm Bureau settlement to pay)
Tru Green	\$2,315.12
OPPD	\$177.28
Qwest	\$711.72
Papillion Sanitation	\$823.98
Farm Bureau	\$2,616.31
MUD	\$4,063.97
Management Fee	\$700.00

Covenant's Corner



- ❖ Garbage Cans
Reminder that garbage cans must not be stored outside. Fines will be issued for noncompliance starting Aug 5.
- ❖ Super Saver flyers
Please pick up and dispose of the flyers.
- ❖ ARF forms
Please make sure to fill out the request form **before making** any changes to the exterior

of your unit. This includes satellite installation. Fines will be issued for noncompliance.

- ❖ Downspouts
Please take care to reduce damage of the downspouts on your units. Costs to replace is in progress.

- ❖ HOA Exterior Insurance
Should you experience any damage from

storms, etc., please contact Beth. She is the only one that can file a claim with our insurance. This will allow us to assess extent of total damage and have one claim & deductible.

- ❖ Windows
If you received new windows last fall, please remove the manufacture sticker.

Legal



- ❖ Midwest Home Improvement
Exploring legal options versus costs.
- ❖ Safford
Safford filed Partial Summary Judgment. Hearing at end of July.
- ❖ Triton
Hearing in June and defendants motion to dismiss was denied.
- ❖ Farm Bureau
Settled for \$90k. Claim is closed.

Siding

Certified Siding was contracted to repair the siding and complete the window surrounds on our buildings. We expected issues to be found and repairs were made as discovered. In addition, we replaced all damaged/missing downspouts.

Given our past experience with contractors, a 3rd party was hired to ensure repairs were completed properly.

Repairs are complete with the exception of 2 units on the golf course due to a shipping delay of the siding. We expect these units to be completed in the next couple of weeks. Once these repairs are made, damaged from the 2010 summer storm will be complete.



Architectural Committee

The Committee is still looking for members. Contact Travis Rozeboom if interested in serving.

Due to lack of operating funds, the HOA will not be buying mulch nor reimbursing owners for any landscaping expenses this spring/summer. Thanks to all who have replaced mulch around their units!

Our community needs everyone's to help get it and keep it looking great. Please feel free to add any neutral color mulch (i.e. brown, black, cedar) to the beds around your unit. For changing flowers & plants or adding stone edging, please fill out the ACF form and submit to Travis for approval.

Goal remains to get landscaping back into the budget as soon as financially possible. Until then, we need your help with plant upkeep and weeding around your unit/building and air conditioners.