

ARHA Board of Directors
PO Box 45748
Omaha, NE 68145

Facebook Community Page – Autumn Ridge Homeowners

Website: www.myautumnridge.com

March 4, 2021

Dear Homeowners:

COVENANTS & BYLAWS CHANGES

The board has been hard at work this past year making proposed updates to the Bylaws & Covenants. These changes will modernize the governance for our association and help the board keep our neighborhood looking beautiful, while eliminating outdated requirements and language. We hope to present our finalized proposals to you in 2021 and work towards ratification of the changes. Stay tuned!

ANNUAL HOMEOWNERS MEETING

As in past years, the annual meeting of the Autumn Ridge Homeowners Association will be held on the 2nd Monday in May. Unfortunately, due to the ongoing pandemic we will be holding this meeting virtually via Zoom video conference, just as we did in 2020. The meeting will be Monday, May 10th at 7pm. A formal notice of this meeting will be sent out a couple weeks prior, including the Zoom code to use in order to be part of this meeting. It worked really well last year and allows for great interaction from the comfort of your home.

BOARD OF DIRECTORS ELECTION

The formal notice of the annual meeting will contain a ballot for electing our Board of Directors for 2021. There will be board members up for reelection as well as new members that wish to join. We encourage you to be part of the electoral process and cast your ballot. Also, we encourage you to put your name in “the hat” and be part of the group. Many hands make small work, and we can have up to 9 board seats filled. If you are interested, please go to our website www.myautumnridge.com, and click “Contact Us” or “Talk to us”, and complete the form and send your message. The deadline for this is April 9th, 2021.

The election will happen live the night of our annual meeting, as well as by email. If you prefer to email your ballot, please send a note using the same portal as listed above, and we will email you a ballot to return that way as well.

2020 HOMEOWNERS ASSOCIATION DUES

On January 18, 2021, the ARHA Board of Directors voted to set the annual association dues at \$135.00 for 2021 with an early payment incentive reducing dues to \$125.00 if payment is postmarked on or before June 1, 2021. The annual dues invoice will be mailed to homeowners in April. Annual dues are used to pay for such expenses as neighborhood maintenance, website fees, insurance, legal expenses, social events, and miscellaneous expenses to make sure our neighborhood remains a great place to live. The Autumn Ridge HOA remains in great financial position, and we have not had to raise dues in several years. We are looking at opportunities we will have in the upcoming years to continue to make the neighborhood the best possible place to live in Omaha.

UPCOMING EVENTS AND OTHER UPDATES

Please head to our website www.myautumnridge.com to check out upcoming events & neighborhood happenings. We built this new site in 2019 and it really is a great resource for any kind of question you might have about our neighborhood and HOA.

EASTER EGG HUNT

The Autumn Ridge Easter Egg Hunt will be held on Saturday, April 3rd at 1:00 PM, on the South side of Willowdale Elementary. See the flyer included with this mailing for more details. Your RSVP will be appreciated.

GARAGE SALES

We will be supporting garage sales with Facebook advertising, and promotional signage at the main entrances to the neighborhood. The dates for the garage sales will be: May 6-7-8 & August 5-6-7.

4TH of JULY PARADE

Whether you plan to decorate the Kids' bikes, scooters and wagons, or wave as the parade goes by your home, this is a great and fun Autumn Ridge tradition on the morning of Independence Day. A flyer will be mailed out as a reminder.

ANNUAL "TGIF" Party

This fun filled evening is the perfect way to wind down the dog days of summer and enjoy some music, drinks, and great food with your neighbors. Once again, our wonderful hosts are Marty & Colleen Kileen, and we are looking at a Friday in early August. We will send out a flyer for RSVP as the event draws closer. Looking forward to seeing you there!

NEIGHBORHOOD FACEBOOK PAGE

In addition to our website www.myautumnridge.com, there are other ways to keep up on Autumn Ridge and the surrounding neighborhoods. Like our Facebook page ("Autumn Ridge Homeowners") which will be used to post neighborhood news and announcements. Also check out the social networking site for our neighborhood and those neighborhoods surrounding us www.autumnridgehawthorne.nextdoor.com/login/. Members include residents from Autumn Ridge, Hawthorne, Lakeshore, and several other West Omaha neighborhoods.

PARKED CARS

With many of us converting from office employees to work from home employees, we just simply are not leaving our homes as much. And that is a good thing as we have done our duty to slow the spread of the COVID-19 virus. One byproduct of not leaving as much has been cars being parked on the street, for many consecutive days in some instances. As such, the City of Omaha has become more proactive in removing vehicles that are disabled or simply have not moved. All vehicles parked on the street MUST be moved every 48 hours, per City Code.

CITY CODE ENFORCEMENT

Not all issues we may observe at a home in our neighborhood can be governed by our covenants. The parked car issue is a perfect example of something not related to our covenants, but governed by city code. For more info on codes please visit <https://planning.cityofomaha.org/latest-news/832-code->

[enforcement](#). If you wish to report a code infraction, contact the Mayors Hotline at **402-444-5555** or email to hotline@cityofomaha.org. **You can also report issues online at OmahaHotline.com**

COVENANTS

It's a good time for a friendly reminder about our covenants. Please remember that storage of trash receptacles on driveways, except on your assigned trash collection day, is not permitted per Omaha Municipal Code and per Autumn Ridge Covenants Article I.9. We ask that you please move your trash can(s) to a location where they cannot be seen from the street. Additionally, our covenants do not permit boats, trailers, campers, etc. to be stored in driveways and there are provisions covering swimming pools, signs, car repairs, junk, rubbish, roofing materials, etc. You can find further information at our website www.myautumnridge.com.

Specifically, we saw a number of pools being built this past year, which is awesome. A couple things to remember with pools, is that our covenants prohibit above ground pools of any kind, and in ground pools must not rise more than 12 inches above the ground. As always, we ask that you contact the board before making any improvements to make sure they work within the covenants.

If the board observes instances where our covenants are not being followed, we will make contact with the homeowner by mail, citing the covenant section, and request that action be taken to conform. Please understand, that one of our primary directives is to enforce the covenants to keep the neighborhood looking and feeling the way we want it to be. We appreciate your understanding of the role the board plays in this, and thank you for working with us.

TRASH COLLECTION

2020 brought a new trash collection process and a new vendor for this service. The new automated trucks look great and work great. We got off to a bit of a shaky start, but things have really improved since that 1st week of collections. Some things to remember. The trucks will only pickup what is inside the bins, and recycling is every other week. For more info on trash collection head to www.wasteline.org for FAQ's.

Thank you for everything you do to make Autumn Ridge the best neighborhood in Omaha, and never hesitate to reach out for questions, comments, or concerns.

Sincerely,

Nate Elgert, President
Kurt Welu, Vice-President
Chad Langford, Treasurer
Cindy Maurer, Secretary
Todd Hill, Co-Head of Covenants
Joe Sorensen, Co-Head of Covenants
Dan Werner, Head of Website Maintenance
Matt Heesch, Member