

ARHA Board of Directors
PO Box 45748
Omaha, NE 68145

Facebook Community Page – Autumn Ridge Homeowners

Website: www.myautumnridge.com

March 4, 2022

Dear Homeowners:

COVENANTS & BYLAWS CHANGES

For the past year the Board has carefully reviewed the current Covenants and Bylaws and identified the areas we firmly believe need to be updated. We will be contacting you either directly or by mail to get your approval on these changes as we have nailed down the final draft. You can find both the current (old) documents and the proposed (new) with tracked changes on the website, www.myautumnridge.com/.

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. We are VERY excited to resume this meeting being held in person. The proposed date of the meeting is May 9th, 7pm @ Willowdale Elementary in the Library. Official meeting notice to come in the weeks leading up.

BOARD OF DIRECTORS ELECTION

In the formal notice of the annual meeting, will contain a ballot for electing our Board of Directors for 2022. 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. 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.

2022 HOMEOWNERS ASSOCIATION DUES

On February 2, 2022, the ARHA Board of Directors voted to set the annual association dues at \$135.00 for 2022 with an early payment incentive reducing dues to \$125.00 if payment is postmarked on or before June 1, 2022. 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.

Paying Dues Online!

The Board has partnered with an organization called Cheddarup to create a payment portal on the website so that you may pay your annual dues by credit card or bank draft. This portal will be completely secure and allow for easy payment. There will be a convenience fee for usage of the portal, and that will go directly to Cheddarup. The link is not quite ready, but will be by the time your official dues notice is mailed in April.

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.

ANNUAL 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 5-6-7 & August 4-5-6

To be included in the promotion for these events, please send a note through the website, www.myautumnridge.com using the "Contact Us" or "Talk to Us" link.

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.

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.

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

Trash & Recycling collection is much improved from when the new trucks started in 2020. Some things to remember. The trucks will only pickup what is inside the bins, and recycling is every other week. Items you can put in the recycling bins are Plastic Bottles, Aluminum Cans, Paper & Cardboard. Do NOT put liquid or plastic bags in the bins. 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
Duane Milacek, Member

Easter Egg Hunt

April 16th @ 1pm

no rain date

Check Autumn Ridge Facebook page for updates!

Willowdale Elementary Back Patio



Ages 1-10 (5th Grade)

\$2.00 per child

RSVP by March 30th

to 5063 S. 172nd Street

Don't forget your Easter Egg Baskets and Camara for Pictures with the Easter Bunny!!

We are asking each family to bring 1 dozen Cookies or Goodies to share.

RSVP to 5063 S. 172nd Street

Drop in black mailbox at front door

Family: _____

of Children 1 2 3 4 5 6 ___ x \$2= \$_____ *Family Event

all children should be accompanied by an adult*