

ARHA Board of Directors  
PO Box 45748 Omaha, NE 68145  
Facebook Community Page – Autumn Ridge Homeowners  
Website: [www.myautumnridge.com](http://www.myautumnridge.com)

March 1, 2023

Dear Homeowners:

#### COVENANTS & BYLAWS CHANGES

The board has been very hard at work over the past several years in the process of updating the Covenants & Bylaws for our Association. Our governing documents simply were outdated and needed revising. In the middle of 2022, our legal counsel approved the final versions of both documents, and the board began going door-to-door to get signatures for approval. The feedback to our new documents has been amazing, but our door-to-door outreach efforts were not effective enough to reach all of you.

So, we are moving into a new phase and will be mailing a packet to those we have not gotten signatures from to date. This mailer will arrive at your home in the next couple of weeks, so please be looking for it. It contains all the info you need to best decide your position on these changes, but we firmly believe they are in the best interest of Autumn Ridge going forward. These updates will enable that more effectively as well as redact some outdated verbiage that is simply irrelevant now and going forward. You can find the current (old) documents and the proposed (new) with tracked changes on the website, [www.myautumnridge.com/](http://www.myautumnridge.com/).

#### ANNUAL HOMEOWNERS MEETING

The annual meeting of the Autumn Ridge Homeowners Association will take place on Monday, May 8th at 7:00 p.m. inside the Willowdale Elementary library. This meeting will be confirmed with a mailer a couple weeks prior, which will contain the annual dues notice, as well as the BOARD OF DIRECTORS ELECTION BALLOT. It is very important for you to fill out this ballot and return by mail, or in person at the annual meeting. In addition, during the annual meeting we will go over last year's minutes, discuss old business, new business (this will include an opportunity for discussion on the revision of covenants & bylaws) and an update from each officer. This is a great opportunity to have discussion on issues in our neighborhood with the spirit of solving problems collaboratively.

#### 2023 HOMEOWNERS ASSOCIATION DUES

On January 26, 2023, the ARHA Board of Directors voted to set the annual association dues at \$150.00 for 2023 with an early payment incentive reducing dues to \$140.00 if payment is postmarked or paid online before June 1, 2023. This represents an increase from \$135.00 from last year, and the first dues increase for Autumn Ridge since 2016. The main driver of this increase is the rising costs associated with maintaining our common areas. These areas were completely overhauled in 2016-17 because of an invasive tree disease that wiped out all the pines that lined Q Street near our entrance. The work that was done provided sight and sound protection as well as enabled us to make a splash entry to our neighborhood, helping keep desirability and values up. At that time, the entire project was funded exclusively by cash reserves. Raising the dues to \$150.00 will narrow our budget deficit to an acceptable level while we work to trim costs in other areas. Additional increases are not out of the question going forward but they should also be relatively small.

The annual dues invoice will be mailed to homeowners in April. In addition to maintenance of our common areas, annual dues are used to pay expenses such as website fees, insurance, legal expenses, social events, and miscellaneous expenses to make sure our neighborhood remains a great place to live. This small increase will help Autumn Ridge HOA remain in a strong financial position, which for us means approximately one year of expense reserves. For any questions about this increase, or the HOA finances, please go the [www.myautumnridge.com/contact](http://www.myautumnridge.com/contact) and drop us a note. We will get back to you promptly.

#### PAYING DUES ONLINE!

In 2022, the Board partnered with an organization called Cheddarup to create a payment portal on the website so you can pay your annual dues by credit card. In the first year we had about 70 homeowners take advantage of this convenience, and we believe it is a tremendous success. This portal is completely secure and allows for easy and quick payment. It will provide you with a receipt and proof of payment. The only fees associated will be a convenience fee for usage of the portal, and that will go directly to Cheddarup. You can reach this link from the main page of our website: <https://www.myautumnridge.com>.

#### UPCOMING EVENTS AND OTHER UPDATES

Please head to our website [www.myautumnridge.com](http://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 - Supported with social media and signs at the entry to Autumn Ridge. We are looking at June 8-10 for this year, which is a bit later than past years, based on input from the homeowners. We will also have a late Summer Garage Sale, tentatively set for August 17-19.
- EASTER EGG HUNT – Open to residents and family. We will have toys, prizes, a bunny, and treats! Sunday, March 26th at 1pm. This has been a huge hit and we look forward to seeing you all there!
- \*\*\*NEW EVENT\*\*\* - This year we will have the 1st Annual Autumn Ridge Block Party! This will be an all-ages event, so you can ditch the babysitter and bring the kids. We will have fun games, food, and more. Details, location, and date is being firmed up and more information will be sent!
- 4th OF JULY PARADE – 10am on July 4th, beginning at 174th & O and parading down O, turning right on 171st, left on P, and finishing in the Willowdale Parking lot for popsicles and pictures. Flyer will be sent.

#### NEIGHBORHOOD FACEBOOK PAGE

In addition to our website [www.myautumnridge.com](http://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 surrounding neighborhoods at [www.autumnridgehawthorne.nextdoor.com/login/](http://www.autumnridgehawthorne.nextdoor.com/login/). Members include residents from Autumn Ridge, Hawthorne, Lakeshore, and several other West Omaha neighborhoods.

## CITY CODE ENFORCEMENT

Unfortunately, a lot of common complaint issues observed in our neighborhood cannot be governed by our covenants. The parked car issue is a perfect example of something governed by city code rather than our covenants. 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 [hotline@cityofomaha.org](mailto:hotline@cityofomaha.org). You can also report issues online at [OmahaHotline.com](http://OmahaHotline.com)

## COVENANTS

Even though we are in the process of updating our covenants, you will notice that the bulk of that document will remain intact and are quite effective in communicating what is acceptable and required in our neighborhood. Please visit our website to view the current document: <https://www.myautumnridge.com/wp-content/uploads/2019/01/Autumn-Ridge-Covenants.pdf>

## COMMON ISSUES & COVENANTS VIOLATIONS

- Last year and currently, there are many campers, boats & trailers being stored in driveways for extended periods of time. Simply put, this is not allowed, and we kindly ask that you seek other storage options.
- Above ground pools that must be erected (not blown up with air) are not allowed in our neighborhood.
- This is not as common, but it is required that you keep your home neat, clean and free of debris. Violations of this would include overgrowth of weeds, unkempt bushes and grasses, and varying items being left on the driveway and yard without being stored properly.

## TRASH COLLECTION

Trash & Recycling collection is much improved from when the new trucks started in 2020. Some things to remember: The trucks will only pick up 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](http://www.wasteline.org) for FAQs.

STORAGE OF TRASH RECEPTACLES – We ask that homeowners do not store their trash bins on their driveway or in plain sight. This presents an unattractive look for our neighborhood. Enclosed or hidden on the side of your garage or house is fine. Thank you for everything you do to make Autumn Ridge the best neighborhood in Omaha, and never hesitate to reach out with questions, comments, or concerns.

Sincerely,

Nate Elgert, President & Head of Dues Collection  
Dan Werner, Vice-President & Website Administrator  
Chad Langford, Treasurer  
Cindy Maurer, Secretary  
Todd Hill, Co-Head of Covenants  
Joe Sorensen, Co-Head of Covenants  
Andy Berthold, Head of Communications  
Kurt Welu, Member  
Duane Milacek, Member