

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, 2025

**COVENANTS & BYLAWS CHANGES**

About 6-7 years ago the ARHA Board recognized a need to update the bylaws and covenants, for a variety of reasons. Primarily, we saw that both documents had procedures, language and references that were costly and simply obsolete. In addition, we could see that a good chunk of the covenants had an expiration date that was written into the original document. The board's role is to help lower unnecessary costs while also keeping home values up with a clean, sharp looking neighborhood and providing you a way of protecting your investment. Because of this, we strongly feel updates are needed.

Around 2019, with collaboration from our attorneys, we began the process of redrafting both documents and completed this project in 2022. A vote is now required from all homeowners in order to make these drafts the new official guiding documents for Autumn Ridge. We need to have 75% of the homeowners sign off on the changes, but a recorded vote from everyone is needed. In the last couple years we have made significant progress in obtaining homeowner votes (thank you to those that have voted), but still have not received ballots from a large number of you. Ballots are needed no matter whether you are voting to approve or oppose, we just need to record your specific homeowner vote either way.

You can expect to receive a packet with ballots to be mailed back in the next few weeks. Simply mark, sign and return them to get your vote recorded. If your vote remains unrecorded, open your eyes and ears towards pending outreach from our board so that we can present the drafts, allow you to ask questions, and ultimately get your decision on how you wish to vote. Please make this process easier for the board with your returned ballots as soon as you receive the packet.

To cap off this effort, we are planning a special meeting in September to allow for final Q&A and to finalize the vote. You will see more communication about this in the coming months.

**ANNUAL HOMEOWNERS MEETING –PLEASE NOTE, DIFFERENT DATE THAN ON THE MAILER VERSION OF THIS NEWSLETTER**

The annual meeting of the Autumn Ridge Homeowners Association will take place on Tuesday, May 13th 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 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.

### **2025 HOMEOWNERS ASSOCIATION DUES**

On January 22, 2025, the ARHA Board of Directors voted to keep the annual association dues at \$150.00 for 2025 with an early payment incentive reducing dues to \$140.00 if payment is postmarked or paid online before June 1, 2025. The formal annual dues invoice will be mailed out in late April but you can make your payment NOW by going to [www.myautumnridge.com](http://www.myautumnridge.com) and choosing "Pay your 2025 Dues now". This will take you to our online payment vendor cheddarup.com, which is a 100% secure site we have been using for a few years with great results.

About 70% of your dues go towards maintenance of our two common areas, which are at 172nd between Q & P and also at 168th on the North side at P St. Annually, we pay for re-mulching, clean-up, mowing, fertilization, upkeep of trees and shrubs, and all other general maintenance of the greenery and snow removal in these areas. We also pay for Christmas lighting installation, acquisition of lights, and storage of those assets. Another 5-10% of dues goes towards services and legal fees, and 5-10% goes towards utilities, storage fees and insurance. Lastly, a very small percentage (less than 5%) goes towards social events.

### **OPT IN FOR DIGITAL COMMUNICATION**

Another great feature of the Cheddarup website is that it allows us to perform many kinds of digital campaigns. This year, when you pay your dues online, you will be able to opt in for communication from the HOA to arrive by email rather than snail mail. The only exception will be the Annual Meeting Notice/Dues and any other communications that are required by our bylaws to be sent by mail. We really encourage everyone to opt in for this and start getting mailers like this by email. We started this last year and if you have already opted in, you do not need to do so again this year.

### **UPCOMING EVENTS AND OTHER UPDATES**

Please head to the event page on the website <https://myautumnridge.com/event-calendar/#> to check out upcoming events and neighborhood happenings. This year's events are as planned:

ANNUAL HOMEOWNERS MEETING – Tuesday, May 13 @ 7pm – Willowdale Library

ANNUAL GARAGE SALES - Supported with social media and signs at the entry to Autumn Ridge. We are looking at June 5-7 & August 14-16 for this year's garage sales. As in years past, we will promote the sales online and put out signs at the entrances to the neighborhood. Flyer will be sent.

EASTER EGG HUNT – As of now, we will not be having an Easter Egg Hunt as we do need someone to volunteer to run it. We have most of the items needed so it would just be manpower required for this year. If you are interested in helping keep this tradition alive, please reach out to [nelgert@gmail.com](mailto:nelgert@gmail.com).

4th OF JULY PARADE – 10 am 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.

BLOCK PARTY - We are coming back with the 3rd Annual Autumn Ridge Block Party, that is open to all residents of Autumn Ridge, and is an all ages event. Date and location are still TBD but the party was a big hit last year and we will be making improvements for the enjoyment of all. Once final details are set a flyer will be sent to notify.

### **NEIGHBORHOOD DIRECTORY**

After a three-year hiatus, we are updating the neighborhood directory this year and will distribute the paper copy this Summer, once published. In April, you will receive the annual dues notice & ballot for the board of directors' election. In that packet, we will also include a paper version of the directory sign up where you can include your home and family contact information. It really is a great way to create an inclusive family atmosphere here in Autumn Ridge. If you prefer to go online to update & include your contact information for the directory, you can do so on our website by using this link: <https://myautumnridge.com/neighborhood-directory/>

### **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 Mayor's Hotline at 402-444-5555 or email [hotline@cityofomaha.org](mailto:hotline@cityofomaha.org). You can also report issues online at [www.OmahaHotline.com](http://www.OmahaHotline.com)

### **COVENANTS**

Even though we are in the process of updating our covenants, you will notice that the bulk of that document remains intact and is 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 Covenants Issues & Violations**

- Boats, Trailers, and Campers tend to be a common issue. As a reminder, you may not use your driveway to store these items on a permanent or recurring basis.
- Above ground pools that must be erected (not blown up with air) are not allowed in our neighborhood. In fact, no pool that rises more than a foot above ground is allowed.

- 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, dead trees and varying items being left on the driveway and yard without being stored properly.

### **TRASH COLLECTION**

Trash and 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 and 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 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  
Greg Stolp, Director of Covenants  
Andy Berthold, Director of Communications  
Kurt Welu, Director  
Duane Milacek, Director