

CEDAR COVE HOA NEWSLETTER -- March 2016

“WELCOME” to our newest residents! Please let us know if you have any questions about our Cedar Cove Community.

Lawn Aeration: Rich will return to aerate the back yards after our sprinkler company marks certain hidden lines/heads. Again, **PLEASE PICK UP DOGGY POO!!!!** It's a City Ordinance with up to a \$500 fine if not picked up.

And, we've had a couple reports of dog owners not picking up their dog's poo from their neighbor's yards. Please be a respectful pet owner and watch where your dog goes and pick up after them. Thanks!

Annual Meeting: Mark your calendars for the evening of Tuesday, April 26th; the meeting notice and agenda will be sent to all Owners via postal mail.

City Tree Vouchers: If you have a red mark on the front lawn curb of your property, then you should have received a mailing from the City of Lincoln for installation of a tree which was part of the City/developers plans. There's a time limit to choose and have your tree installed, so please let us know asap if you didn't receive your voucher.

The HOA also receives vouchers and will be installing our trees along Leighton Avenue this Spring – We're looking for volunteers to help us keep them watered. Let us know if you could help.

If you've already had your tree (some along Cedar Cove, Broken Spoke and 89th) installed in 2014 or 2015, because the developer received those vouchers directly and had them installed, those trees are now part of your property. They're adding to the value of your lot as well as to our Cedar Cove Community, so make sure to take care of them. If it didn't survive, there's a limited time warranty for free replacement. Check the paperwork given to you upon installation.

HOA Covenants: **before a homeowner makes any changes to landscaping or to their home's structure**, approval must be obtained from your HOA Board of Directors. Email or hand deliver your requested changes with a drawing and specifications, to one of the Board of Directors:

President: Christine Bernt, fcbernt73@gmail.com

Vice President: Jodi Kant, jodiwills83@yahoo.com

Secretary-Treasurer: Connie Nissen, connie1200@gmail.com

Highlights from HOA Board Meetings:

-NAIFMA is finalizing our HOA website where you'll be kept up to date with any special notifications, our meeting reports, financial summary, and can access bylaws and covenants.

-We've requested an estimate from our current sprinkler company, Cummins, and another sprinkler company to determine the most efficient and economical way to save water to not increase our water bill, yet sufficiently maintain our lawns to: 1) reduce the amount of water flowing from the heads between the homes; and 2) determine if higher quality or new/improved equipment, control boxes, timers, etc. would be a good investment for the HOA.

-Cameron has replaced the Commons area sidewalk on the northeast side of our community; follow-up is in process on reseeding the Leighton Avenue parkway and clean up construction debris on the lots next to Cedar Cove.

-A big project in the future will be to update our bylaws and covenants.

-A variety of landscaping and changes/additions to the home structure were addressed and acted upon.

Your Contact for problems/concerns AND for our Monthly Financial Summary:

Call or e-mail Tammy Walter at NAIFMA Realty at 402/441-5821 or

twalter@naifma.com

Your Cedar Cove HOA Board

Christine Bernt, Jodi Wills, Connie Nissen