

ARHA Board of Directors
PO Box 45748 Omaha, NE 68145

Facebook Community Page – Autumn Ridge Homeowners

Website: www.myautumnridge.com

March 1, 2024

Dear Homeowners:

COVENANTS & BYLAWS CHANGES

Over the course of the last few years the Board of Directors has been hard at work in drafting updated covenants and bylaws for Autumn Ridge. The drafts have been approved and we have been working to reach every homeowner to enable them to vote on the proposed changes. The feedback has been overwhelmingly positive. Over 90% of those we have gotten feedback from have signed to approve the changes. The hard part has been reaching everyone. We have mailed out ballots, along with the tracked/proposed changes, as well as having done some amount of door-to-door outreach. Our next step will be to send out an email, with ballots attached as well as the tracked changes for review. This email will also include directions for where to submit your signed vote, either yes or no. We would really love for all homeowners to vote “Yes” or “No” and to vote promptly, as we have a goal of getting these new covenants and bylaws in place before the end of 2024.

The bottom line around these changes is that they really are necessary and will make the neighborhood better for all who live here now and in the future. If any questions, please feel free to use the “contact us” form on the website or call Nate Elgert at 402-770-3754.

ANNUAL HOMEOWNERS MEETING

The annual meeting of the Autumn Ridge Homeowners Association will take place on Monday, 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 (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 keep 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. You may recall that dues were increased last year and that has enabled the HOA to go from a loss the previous two years to having modest income this year. These funds will go into our reserve account to protect against future loss or other projects that need to happen. Overall, our current financial picture is very solid.

The annual dues invoice will be mailed to homeowners in early May. 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. For any questions about dues or the HOA finances, please go the 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 in 2023 there were nearly 100 that used the platform. There is a small fee but you gain incredible convenience. Not to mention, homeowners paying dues online ultimately reduces paper and postage being used. 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> and you will click "Click here to pay your 2024 dues online".

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 Annual Meeting Notice/Dues notice, and any other communications that are required by our bylaws to be sent by mail. We really encourage all to opt in for this and start getting mailers like this by email as this change will save everyone time and money.

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 – Promoted via social media and with signs at the entry to Autumn Ridge. We are looking at June 6-8 & August 15-17 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.
- EASTER EGG HUNT – Open to residents and family. We will have toys, prizes, a bunny, and treats! Sunday, March 24th at 1pm. This has been a huge hit and we look forward to seeing you all there!
- BLOCK PARTY - We are coming back with the 2nd Annual Autumn Ridge Block Party. 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.
- 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, 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/. 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. A car parked on the street that does not move for several days 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. You can also report issues online at 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 Covenants Issues & Violations

- Boats, Trailers, and Campers tend to be a common issue from time to time. A reminder that 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, 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 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
Todd Hill, Co-Director of Covenants
Joe Sorensen, Co-Director of Covenants

Andy Berthold, Director of Communications
Kurt Welu, Director
Duane Milacek, Director