

Notice of 2013 Annual Homeowners Meeting

Nelson's Creek Homeowners Annual Meeting is going to be held at 7 pm on Monday, April 15th in the cafeteria at Picotte Grade School. The 2012 minutes are posted on our website at: <http://www.nelsonscreek.org/> and using the password: NCHA445. After the meeting, the 2013 minutes will also be posted on our website.

Nelson's Creek Homeowners Association (NCHA) Governance

The Homeowners Association is governed by a five (or could be larger) member volunteer Board of Directors, who are entrusted with enforcing the neighborhood covenants, maintaining the out lots at both entrances, and financial oversight of the dues income & all monies spent. The Board consists of: Jeff Busch, President, 510-5266, elected 2011, Dan Collins, 496-1036, Secretary elected 2012, Deb Steffen, 493-8222, elected in 2012, and Michael Schop, 445-4004 & Steve Holloway 965-4164, elected 2012 for a one year term.

The day to day financial records are managed by a volunteer Treasurer appointed by Board. The Treasurer position changed in January 2013 from Tim Gombold to Nancy Kurtenbach.

The Board is always interested in anyone who would like to volunteer and serve in various capacities. If you are interested please contact any Board member.

Elections at 2013 Annual Meeting

Deb Steffen @ 493-8222 and Dan Collins @ 496-1036 are on the Nominating Committee. Any Homeowner who wishes to have his/her name placed in nomination, should contact one of them. We will have at least one opening and several Board members who are up for re-election.

Homeowner Dues

The Homeowner dues are \$50.00 per year and statements were mailed in February. You may send your dues to: NCHA, P.O. Box 541062, Omaha, NE 68154.

Please pay your dues promptly. If dues remain unpaid for one year, a lien will be placed on the property and assessed an additional \$25 recording fee.

If a prior Homeowner fails to pay dues to their required annual NCHA dues, it is still a liability on that Nelson's Creek lot. The NCHA Covenants create a legally collectable debt on each lot in the subdivision. As such, it is the responsibility of each new Homeowner to verify their dues are paid up and current.

NCHA Website Information Portal

The NCHA will periodically post information on the homeowners association website at: <http://www.nelsonscreek.org/> – Login to the homeowners section using the password : NCHA445. Please check it accordingly for updates. The website was created as a timely and inexpensive means for distribution of information to member homeowners.

For example, you may find a copy of our Covenants and Bylaws on the website. If you are new to Nelson's Creek you should read the protective covenants. This and other documents are found under "Homeowners Login / Documents."

We are now also on Facebook as another way to help get information out to the homeowners quickly. Like us at www.facebook.com/nelsonscreek

Please Help Us Keep Our Records Correct

If you have recently moved to Nelson's Creek or have new contact information, please use the "Contact Us" page on the web site to get us your updated information.

Architectural Review Committee (ARC)

The ARC is to be contacted prior to making exterior changes with your home. The ARC must be consulted for prior approval when painting, roofing, or making any other exterior home improvements. Please contact Chairman Ron Mercer, 2419 Nelson's Creek Drive @ 493-0209.

Complaint Resolution

The Board has the following policy for complaint resolution:

- a. Has the Homeowner complaining about a neighbor, actually talked to the neighbor, if not he / she needs to have done that.
- b. The NCHA Board needs a signed, written letter from a Homeowner that outlines the alleged violation(s).
- c. The NCHA Board will discuss the matter and decide an appropriate response.

Covenant Reminders

Your trash cans are to be stored out of sight from the street.

You must pick up after your pets.

Satellite dishes cannot be visible from the street.

2012 Holiday Lights Contest Winners

1st place is \$100.00 and goes to 14605 Lake Street

2nd place is \$75.00 and goes to 14626 Lake Street

3rd place is \$50.00 and goes to 2457 N. 147th Street

4th place is \$25.00 and goes to 14716 Corby Street

Honorable Mention

14706 Miami Street

Planting Volunteers Are Needed

The Board and some helpful volunteers have assisted cleaning & planting flower beds and tree branch removal. We are always in need of additional volunteers for this task, which in turn helps save the NCHA money. If you would like to assist, please contact Board Member, Dan Collins @ dcollins41@cox.net.