

## NEIGHBORHOOD DIRECTORY

We have recently added a new page to our website called, "Neighborhood Service Directory". This is in effort to update the former, outdated directory. This source is intended for those in the neighborhood that would like to advertise services such as babysitting, lawn mowing, handyman, piano teachers, and more. Check out our website for more details at {nelsonscreek.org} to submit your service. This page is password protected, NCHA445.

Another great source for posting your services is NextDoor.com. This is a neighborhood friendly site that many people use for communication to their immediate neighborhood and surrounding areas. It's also an ideal place to post your garage sale, lost and found, crime & safety and more.

# Nelson's Creek HOA

Spring 2015

## Keeping Our Neighborhood Beautiful

Neighborhoods with properly drafted and enforced covenants or architectural standards have been shown to retain property value better than those with poorly enforced covenants or no standards at all. Neighborhoods that follow their covenants and standards tend to be safer, look better, maintain better relationships with local governments, and better retain or increase the investments that homeowners have made in their properties.

Please review the covenants for Nelson's Creek, especially:

- Exterior home improvement projects must be submitted to the Architectural Review Committee.
- No garbage or trash can or container shall be permitted to remain outside of any dwelling unless completely screened from view.
- No garden, lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling except while in actual use.
- No swimming pool shall be permitted which extends more than one foot above ground level.
- Detached accessory buildings are not permitted.
- One tree, not less than two (2) caliper inches in diameter shall be planted in the front yard of each residence.
- No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, camper truck or similar chattel shall be maintained or stored on any part of a Lot (other than in an enclosed structure) for more than twenty (20) days within a calendar year.
- No motor vehicle may be parked or stored outside on any Lot, except vehicles driven on a regular basis by the occupants of the dwelling located on such Lot.
- Each homeowner shall maintain the exterior of their dwelling. This includes but shall not be limited to: exterior paint, windows, roofing, fencing and landscaping.

You can find out more about the neighborhood on our web site [www.nelsonscreek.org](http://www.nelsonscreek.org). The homeowners login password is **NCHA445**.



## 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.

# HOA Annual Meeting



Our annual HOA meeting was held on Monday, April 13th at 7pm at the Presbyterian Covenant Church. Meetings typically occur each year in April and signs are posted at the entrances one week prior to the meeting as well as posted to our website, nelson-screek.org. If you were unable to at-

tend the annual homeowner's association meeting but want to know what was discussed, the minutes from the meeting are being placed on our website for your perusal. Meeting minutes will be posted to our website one month following the meeting.

# Neighborhood Garage Sale

Our 2015 Neighborhood Garage Sale event will be June 4th, 5th, and 6th. Signs will be posted at the entrances of the neighborhood, an ad will be placed in the Omaha World Herald, and other garage sale posting notification websites. You can spread the

news by telling your friends, family and co-workers. You can also post your garage sale on Facebook and Nextdoor.com to drive more traffic through our neighborhood.



# 4th of July Neighborhood Celebration

Bring your kids and grandkids to join us for our annual 4th of July Celebration. Come with your decorated wheels including bikes, wagons, strollers and scooters. Judges will be awarding best decorated wheels. We kick off the event at 8:30am in the Picotte Elementary School parking lot. The fire truck arrives right before 9am in time to get lined up for the parade. The parade route starts and ends at Picotte Elementary with the route as shown to the right. We will have a bounce house, tattoos, games, donuts and lemonade stand. Consider volunteering to help with part of the event including setup and/or tear down. Drop us an email today

nelsonscreekhoa@gmail.com to get involved.

