

Spring/Summer 2011 e-Newsletter

We welcome the following new

Aneel & Hope Taj
Sons: Jordan & Zach
5922 South 166th Street

Vernon & Sue Holbert
Sons: Lawson & Greyson
5824 South 167th Avenue

Newsletter going, going, GONE “Green”

This is the first MHHA newsletter to be distributed exclusively online. In addition to the positive environmental impact, we anticipate a cost savings to our association of about \$450.00 annually in printing and postage expenses. Please contact John Wavra, jwavra@missionhillsomaha.com if you need to add or change your email address.



Neighborhood Vandalism

As you may have noticed, the neighborhood signs at the V Street entrance were vandalized on or around the evening of May 2 and again a day or two later. There has been a police report filed and we're hoping the traffic cameras might help identify who may have done this. If anyone witnessed any of these incidents or has information that might help, please contact a Board member. Bids are being sought to make the



repairs ASAP. In the meantime, stay alert to suspicious behavior near your own home as well as your neighbors' homes.

MHHA Board Members

President

Manuel Marichal
402-895-2304

Vice President

Erik Booth
402-934-2225

Secretary

Ronda Friel
402-896-4230

Treasurer

Steve VanCamp
402-896-2599

Operations - Website

John Wavra
402-556-4557

boardofdirectors@missionhillsomaha.com

Boy Scouts

A special Thank You to the young men of Boy Scout Troop 282 who have been picking up trash in the public spaces in the neighborhood over the past few weeks, and who will continue to do so throughout the summer. Thanks, guys! Your help is appreciated!

Please support our
advertisers:

Omaha State Bank
Pyramid Roofing
Terry Forman – CBS
HOME Real Estate

Garage Sale



Spring is finally here! That means flowers and green grass and... the **Mission Hills Garage Sale!** The dates will be June 9-11. Ads will be placed in

the World Herald and signs at the neighborhood entrances. We are also hoping to get a boost from the traffic at St. Stephen the Martyr's Vacation Bible School. So it's time to start cleaning!

Please contact Jennifer Allgood, jennifer.allgood@cox.net or Nicole Marichal, marichal@cox.net with any questions.

Upcoming events:

- *Neighborhood Garage Sale, June 9-11*
- *MHHA meeting, June 28, 6:30pm, SSM Parish Center*
- *July 4 Parade*

Mission Hills Homeowners Association Meeting

Save the Date... The date for the Homeowner's Association Meeting has been set for **Tuesday, June 28, 6:30pm** at the St. Stephen the Martyr Parish Center. We encourage you to attend, meet the Board members and bring to their attention any concerns you might have. A complete agenda will be posted at a later date on the website and sent via email. Please contact



any Board member if you would like to add a particular item to the agenda and we look forward to seeing you!

MHHA Social Committee

Jennifer Allgood
402-558-7103

Lisa Bazis
402-861-9250

Nicole Marichal
402-895-2304

Homeowners Dues

Invoices for the Association annual dues went out last week along with a summary budget and expense report. (Detailed budget and expense reports are available on our homeowners website, www.missionhillsomaha.com.) This is the second year in a row that the Board has lowered dues and we

thank you for your prompt attention. Payment is due by June 30, 2011.

Invitation from the Board:

By now, you should have received the [letter](#) from the Board weighing in on what we see as the conclusion of the distasteful episode in which we discovered that funds disappeared from Mission Hills Homeowners Association accounts. In summary, restitution has been made and the matter is now completely in the hands of the justice system. The Board has decided that our position is to take no position from this point forward regarding final sentencing.

But you will also see in the financial statements that we now have a significant balance in our money market account, just over \$59,000. Now the question is, what do we do with it? First, let us eliminate the option everyone is thinking, that being to suspend dues until the balance reaches \$0. This cannot be done because the covenants prevent the Board from assessing annual dues in excess of 125% of the previous year. 125% of zero is zero! In essence, we would paint ourselves into the proverbial corner by doing this.

So we need to explore other options, and we invite input and

discussion. Some options that have been briefly mentioned but not fully explored:

- Neighborhood improvement projects. (Entrance lighting is currently being explored.)
- Contingency fund.
- Increase in social activities.
- Cover budget deficits to avoid raising dues.
- Combination of any of the above.

We are also open to ideas that we may not have discussed. As the fund transfer took place very recently, any discussions up to this point were in the “if we get the money” voice and the above-mentioned topics were mentioned only in passing. We now have decisions to make and sincerely want homeowners to weigh in. We Board members also promise that no decisions will be made without appropriate due diligence and all actions will be transparent. This is not going to be a quick decision. We encourage you to attend the MHHA meeting June 28 and give us your input on this matter, or write to us at boardofdirectors@missionhillsomaha.com.

While we truly want your opinion

on how to proceed with this, to restate, the Board’s position on the pending judicial matter is that we have no position – and will take no position.

Thank you for helping with this! We look forward to hearing your ideas.

July 4 Parade

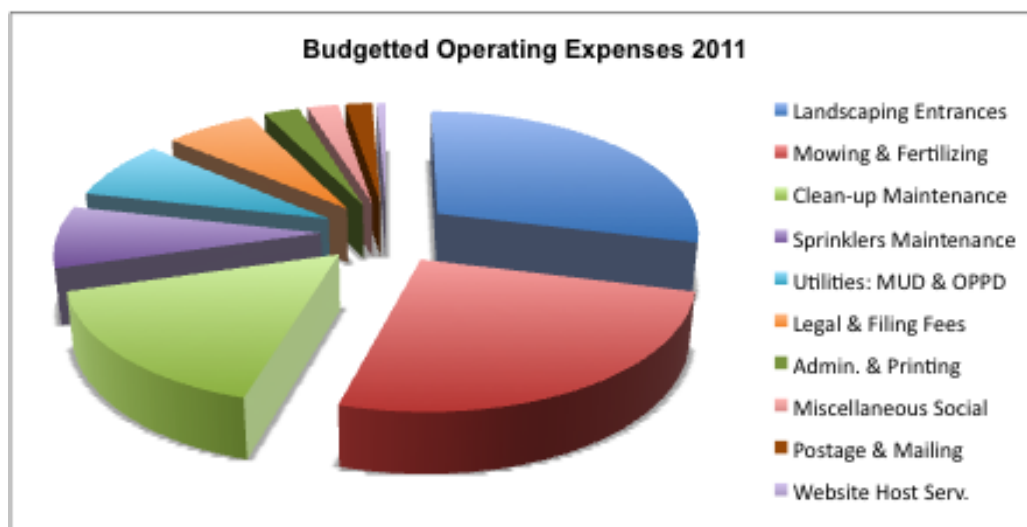
It will be here before we know it, so start making plans for the annual July 4 Parade. As in previous years, we will meet in the circle of 166th Street, and the parade will start at 10:00AM. Prizes will be awarded to the best-decorated bike in each age group, and ice cream will be served in the south St. Stephen the Martyr parking lot. Contact Lisa Bazis with any questions, lbazis@cox.net.

Mission Hills Homeowners Association

Spring/Summer 2011

Finances

CONSOLIDATED FINANCIAL STATEMENTS 2011				
CONSOLIDATED STATEMENT OF OPERATIONS (Jan-April)		CONSOLIDATE STATEMENT OF FUNDS (Jan-April)		
<u>INCOME</u>		<u>ENDING PERIOD</u> (April.2011)		
Receivables Assoc. Dues 2011	\$15,500.00	Balance Checking Acct.	\$6,846.20	
Dues collected (as April ended)	\$4,000.00	Bal. Money Market Acct.	\$59,781.72	\$66,627.92
<u>OPERATING EXPENSES</u>		<u>BEGINING PERIOD</u> (Dec.2010)		
Total Jan-April. 2011	\$595.05	Balance Checking Acct.	\$7,478.90	
		Bal. Money Market Acct.	\$16,269.88	\$23,744.64
NET INCOME	\$3,404.95	NET INCREASE OF FUNDS	\$42,883.28	



Operating Expenses Jan-April 2011						
Items	Budget	January	February	March	April	Total
Clean-up Maintenance	2,500.00			13.89		13.89
Landscaping Entrances	4,500.00					-
Mowing & Fertilizing	4,000.00					-
Sprinklers Maintenance	1,250.00					-
Admin. & Printing	400			137.26		137.26
Legal & Filing Fees	1,000.00		20			20
Postage & Mailing	300		70	112.64		182.64
Miscellaneous Social	350					-
Utilities: MUD & OPPD	1,200.00	50.64	32.43	32.42	32.42	147.91
Website Host Serv.	100			93.35		93.35
TOTAL	15,600.00	50.64	122.43	389.56	32.42	595.05



Messages from Board

President: Manuel Marichal

A new chapter in our Association has begun. I'm sure most of you already read the [letter](#) from the Board regarding the conclusion of this "**Serious and Sensitive Matter**", which the Board of Directors went through this past year. The restitution was made and funds were rendered to our absolute satisfaction. The case is now in the hands of the justice system, and pending legal matters will receive no response from the Board. We now can turn our attention to other issues in our agenda. **Currently, we have over \$66,600** of consolidated funds in Checking and Money Market accounts. Thus, the question is... **What do we do with it?** This is the second year that our Board has lowered association dues, but we need to explore further options and we invite all of you to participate in the discussion of several capital investment projects which will provide value to our Homeowners Association. We want your input on how to invest these funds.

Vice President: Erik Booth

Please join those of us on the Board in congratulating Erik and his wife Kirsten on the recent birth of their daughter, Berkeley. We will hear from Erik in the next edition.

Treasurer: Steve VanCamp

- 2011 dues statements have been mailed out to all lot owners. We are requesting all dues too be paid by June 30, 2011.
- 2011 operating budget was included in the annual dues statement. We will be happy to address any issues you may have at our homeowners meeting June 28, 2011.

Operations: John Wavra

Mowing and clean-up contracts were recently put out for bid and we are pleased the current contractor, Dreamgreen Lawn Care Services, was the low bidder. Their bid came in under budget. Competitive bids were also accepted for planting the Q Street Entrance this year as well as re-planting all other entrances where needed. This bid also came in under budget. Both lowest bids were approved at a recent Board meeting. Bids to trim trees in the entrance medians will be requested shortly. The Association grounds should be in good shape over the coming summer season.

Secretary: Ronda Friel

Find us on [Facebook](#)! In our effort to keep everyone up-to-date on all that is going on in the neighborhood, we will be using Facebook in addition to the <http://www.missionhillsomaha.com> site and e-blasts. Neighbors can post messages about garage sales or community events, or requests for lawn or babysitting services... anything! Look for [Mission Hills Homeowners Association](#).

