

THE

Applecore



The Neighborhood Newsletter for Applewood Heights

Applewood Heights HOA

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Social Activities

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 Position Open.....

Social Committee Chairperson
 Position Open.....

Architectural Approval

Board Liaison
 Position Open.....

Approvals
 Position Open.....

HOA Web Site

www.applewoodhoa.com

Omaha City Phone Numbers

Mayor's Hotline: 444-5555
 Vehicle Complaints: 444-5555
 Public Works Department: 444-5220
 Garbage/Recycling/Yard-waste: 444-5238
 Street Repair or Snow Removal: 444-4919
 Omaha Public Power District: 1-800-554-6773 (interruption of service or streetlights out)

2011 Applewood Heights



June 9th, 10th, & 11th (8am-4pm)

Applewood Heights Home Owners' Association has set the dates for this year's neighborhood garage sale. The home owners association is once again sponsoring the event, which means "you" won't have to advertise. All you have to do is fill your garage and driveway full of.....well, lets just say ".....another man's treasures". And try and keep vehicle parking in some orderly fashion. The event will be advertised in the Marketplace Classifieds section of the Omaha World-Herald as well as on Craig's List. Signs have recently been posted at all four neighborhood entrances advertising the upcoming event. Additional signs will be posted along Harrison Street & 108th Street entrances the week of the event.



Applewood HOA Covenants and Restrictions Reminder

The following is a partial list of covenants for Applewood Heights. To keep our neighborhood looking its best, please be mindful of the following:

Pets and Pet Shelters – Pets may not run loose outside the owner's lot.

Sidewalks – Maintenance of public sidewalks is the responsibility of the owner of each lot.

Trash Containers – Outside trash containers must be completely screened from the street and other lots.

Vehicle Storage – No vehicle shall be “stored” outside of the garage. Vehicles include, but are not limited to, automobiles, **boats, camping trailers, van-type campers, auto-drawn trailers, mobile homes,** motorcycles, and snowmobiles. “Stored” means parking the vehicle on the driveway or lot (including dedicated street right-of-way) for seven or more consecutive days. All repairs on **personal** vehicles must occur in the garage. Vehicles parked on the premises or upon the streets must be in operating condition.

DID YOU KNOW?

The following are facts about tornadoes:

- They may strike quickly, with little or no warning.
- They may appear nearly transparent until dust and debris are picked up or a cloud forms in the funnel.
- The average tornado moves Southwest to Northeast, but tornadoes have been known to move in any direction.
- The average forward speed of a tornado is 30 MPH, but may vary from stationary to 70 MPH.
- Tornadoes can accompany tropical storms and hurricanes as they move onto land.
- Waterspouts are tornadoes that form over water.
- Tornadoes are most frequently reported east of the Rocky Mountains during spring and summer months.
- Peak tornado season in the southern states is March through May; in the northern states, it is late spring through early summer.
- Tornadoes are most likely to occur between 3 p.m. and 9 p.m., but can occur at any time.

From the President

Applewood Residents,

Thank you for your patience in waiting for this long overdue newsletter. There have been some changes in the Applewood HOA since the last publication. First and foremost are the changes in the HOA board membership. I would like to announce and welcome Sara Komen (Secretary), Aric Wenzl (Treasurer) and Marcie Bergquist (Member at Large) for doing their part and becoming actively involved in the HOA. Returning board member Barb Osborn has been appointed to Vice President. Thank you to all of you for volunteering in an organization that does have cause and purpose as well as responsibility to the neighborhood and its residents.

In November the HOA held its annual meeting at Hitchcock Elementary School. The open forum meeting brought forth questions and concerns from residents, as well as information to the audience by board members. For those of you who have attended meetings in the past, you know that the majority of the meeting consists of (the passing of) the annual budget and the voting in of any new board members. In addition to that being accomplished, other items of importance were discussed. The main topic was the discussion of looking into amending existing covenants, specifically the wood shake roofing requirements. It was determined that there was enough interest to research the matter. For those residents who are not familiar with Applewood Heights covenants or the attempt to amend such covenants, it is a legally detailed and lengthy process to say the least. Board members determined at the meeting that those in attendance were interested in going forward with further discussion, to include forming a research committee regarding an alternative to the wood shake roofing requirements. Let me be perfectly clear that this is NOT the board assuming sole and absolute power or making an imprudent decision. The Board is simply initiating the process of what HOA members stated with interest at the November meeting. Ultimately by vote, Applewood residents will have the final say-so if any covenant is to be changed.

Board member and Treasurer Aric Wenzl is spearheading the research committee and has collected information regarding the matter. Please thoroughly review what committee members have researched and now provided in this newsletter (Word From the Treasurer).

As a HOA member in good standing please don't forget that your concerns and questions cannot be heard if you don't participate, get involved, or attend HOA functions. There are 524 homes within Applewood Heights. Even if a fraction of those residents became involved the benefits would be overwhelming. Get to know your board members; we are here to work for you and for the good of the neighborhood. Get to know your neighbors; look out for one another, be a positive influence to those around you and set a good example as a person, citizen and Applewood resident. Have a wonderful and safe summer and let's keep the neighborhood the jewel that it is. –Mike Czarnick



Hey You!!!! Slow Down!!!!

Speeding Triples the Odds of Crashing (AAA Foundation for Traffic Safety - 2006)

A pedestrian hit in a 30 mph speed zone is 3 times more likely to die than one hit in a 25 mph zone. (General Estimates Database of Police Reported Accidents – 1999)

<http://www.keepkidsalivedrive25.org/>

Spring Poems and Quotes

Spring is nature's way of saying, "Let's party!" ~Robin Williams

It's spring fever. That is what the name of it is. And when you've got it, you want - oh, you don't quite know what it is you *do* want, but it just fairly makes your heart ache, you want it so! ~Mark Twain

Spring makes its own statement, so loud and clear that the gardener seems to be only one of the instruments, not the composer. ~Geoffrey B. Charlesworth

The first day of spring is one thing, and the first spring day is another. The difference between them is sometimes as great as a month. ~Henry Van Dyke

Be on the Look-out!!!

Just a reminder: Now that the weather is warming up and Teens will be out of school, this combination equates to property crime rising within area neighborhoods. Keep valuables out of cars. Don't leave garage door openers in your car if it remains parked outside. Utilize good outdoor lighting at night. Double check that your garage door is shut before you go to bed. PLEASE CALL THE POLICE IF YOU SEE ANYONE OR ANYTHING YOU BELIEVE IS SUSPICIOUS.

Word From the Treasurer

"Certain members of the Applewood Heights Homeowners' Association (the "Association") have formed an independent committee (the "Roofing Committee") to explore the possibility of changing the Association's covenants to permit the use of composite shingles in addition to wood shingles. So as to gauge the general interest in amending the covenants, the Roofing Committee has asked the Board to conduct an informal survey of the homeowners. Therefore, please send an email to Treasurer@ApplewoodHOA.com with "For" or "Against" in the subject line to indicate whether you would be for or against amending the covenants to permit the use shingles other than wood shingles. **THIS ACTION WOULD NOT COUNT AS THE OFFICIAL VOTE AS PRESCRIBED BY THE HOA BYLAWS.** Based on the results of this survey, the Board may explore amending the covenants in greater detail.

"The Board of Directors would like to keep you informed of its activities via email! Please send an email to Treasurer@ApplewoodHOA.com with your home address or lot number in the subject line and we will keep that email address on file for future email notifications. Thanks."

The Advantages of Composite Shingles

As many of you already know, one of the covenants governing our subdivision is that "all dwellings shall be roofed with wood shakes or wood shingles." These shingles are cedar, which is a type of wood that is naturally resistant to rot and decay. Unfortunately, due to many reasons that are detailed below, continuing the tradition of allowing only wood shake roofs is not a practice that is financially sustainable for homeowners.

There are several reasons why the installation of cedar shakes is not sustainable for the future of our subdivision. The first is that the replacement cost for materials and labor is becoming cost prohibitive. The cost of building materials, in general, has risen greatly since our homes were originally built. Cedar, in particular, has gone up tremendously in price. And the labor cost to replace a wood shake roof is also much higher than a traditional roof, as a layer of felt is required for every single row of shakes.

Depending on the size of your roof and its pitch, a roof replacement with cedar shakes will cost up to \$35,000. Some may be unaware of how much replacement costs have risen over the past decade. With inflation and the continued shortage of quality cedar, the cost to reroof one of our homes will continue to rise sharply in the years to



Clear Tree Branches Along Sidewalks

A friendly reminder to keep tree branches cut back along sidewalks for safety reasons. City Code requires that tree branches must be cleared to 8 feet in height above sidewalks. It's no fun to get poked in the eye by a tree branch as your walking or biking along on a sidewalk. Low branches can also obstruct the vision of motorists as they are backing out of their driveways. Let's start trimming.

HOA Social Events

If you would like to organize a HOA social activity such as an Independence Day Parade, or the Summer Block Party, please contact a Board member. Provided the activity is acceptable, affordable, and open to the HOA, the Board will very likely approve the activity. Planning and delivery will be up to you.



Rules of Thumb for Water Use on Lawns and Gardens

- One deep watering is much better than watering several times lightly.
- Lawns need about 1 inch of water each week. If the weather is very hot, apply an inch of water about every 3 days.
- Watering to a depth of 4-6 inches encourages deeper, healthier root development. It allows longer periods between watering.
- To measure the water, put an empty tuna can (or cat food can) on the lawn while watering. Stop watering when the can is full or if you notice water running off the lawn.

come. How many of us are prepared to spend up to \$35,000 or more to replace a roof? Assuming that you are prepared, wouldn't the money be better spent on other things?

Unfortunately, spending a large sum of money to replace a roof does not generally add value to your home when selling because buyers assume that the roof is functionally sound. As a result, the extra cost of a cedar shake roof is money that will not be recouped when selling the home. Additionally, many prospective buyers do not have a positive connotation of wood shake roofs, and for that reason may prefer a composite shingled roof when making a buying decision, other factors being equal.

Another issue is longevity. The old growth forests that historically yielded many cedar shingles are mostly used up. As a result, the quality of cedar on many of our roofs is not what it once was, and thus the useful shingle life is not, either. Whereas a cedar roof once lasted 25+ years, 20 years is now the average, and in many cases it will not even last that long. Our Nebraska weather has always been unpredictable, but the severity of the seasons, when coupled with the poorer quality shingles, tends to wear wood shakes out more quickly.

In comparison, a composite shingled roof is easier to install, and the materials are much less expensive. There is the added benefit that bugs such as silverfish are not attracted to composite shingles, so they typically cease to be an issue.

Since having a wood roof in many ways amounts to an additional fire hazard, many of us are paying additional homeowner's insurance premiums for that added risk. Interestingly, many subdivisions in states such as Colorado expressly prohibit the use of wood as a roofing material in their covenants due to the increased fire hazard.

A primary reason for the required use of the wood shakes in our covenants is too make the homes in Applewood Heights stand out as higher-end homes. Although many of us do like the look of the wood roofs, we keep our properties up in many other ways. In other words, it is through maintaining the exterior and interior of our homes that we continue to keep Applewood Heights as a sought after location, not just from the wood on our roofs. And how often do we typically study our neighbors' roofs anyway? We are much more likely to be looking at their house or yard versus the roof.

Thankfully, composite shingles have come a long way over the years, and there are now many composite shingles that are designed to last for 50+ years. They are also considerably less expensive than cedar shakes. These composite shingles also come in shades that give a weathered wood appearance similar to our cedar shakes. We can therefore keep a consistent roof appearance throughout Applewood Heights.

Many large Omaha subdivisions were built in the last few decades required the same wood shake roofs as Applewood Heights, but have recently amended their covenants. Armbrust Acres and Mission Hills are two such subdivisions that have proactively updated their covenants to allow composite shingles.

An appropriate revision to our Association's covenants would allow



Know Your Covenants!!!

Get to know the Applewood Heights Covenants. They can be conveniently found on the Applewood HOA website at: www.applewoodhoa.com
Not knowing them isn't an excuse if we come knocking on your door.

NEIGHBORHOOD PROBLEMS – WHERE TO CALL

Air Quality/Odor Control.....	444-6015/6016
Cars, Junk Trailers on Public or Private Property.....	444-5555
Chuck Holes, Debris, Litter Blocking Street, Curb Repair.....	444-4919
City Parks, Pools, Golf Course or Recreation Center Problems.....	444-5900
Driveway/Curb Cut Permits.....	444-4978/5101
Empty/Vacant/Deteriorated Homes or Buildings.....	444-5555
Garbage Collection/Recycling Complaints.....	444-5238
Hate Crimes.....	444-4283 (Police Dept.)
Mayor's Hotline.....	444-5555
Mayor's Office.....	444-5000
Nuisance Vehicles (Dead Storage, Improperly Licensed).....	444-5555
Sewer Problems.....	444-5332
Sidewalks Broken or Obstructed.....	444-5281
Sign Ordinance Information.....	444-5362
Snow Removal Complaints.....	444-4919
Street Construction Problems or Complaints.....	444-5220
Traffic Signal Not Working.....	444-5160
Tree Limbs/Hedges Obstructing View of Traffic.....	444-5925
Trees, Downed on City Right-of-Way.....	444-4919
Unsafe or Dangerous Building or House.....	444-5555
Vehicle's Already Towed (City Impound Lot).....	444-5783
Weeds Over 18", Yard Litter.....	444-5910

for the continued use of cedar shakes, but also provide the option to use composite shingles with a weathered wood appearance. The exact type and color of the shingles could then be approved by the Architectural Committee.

In sum, amending our covenants to allow the installation and use of composite versus wood shake shingles offers the following advantages:

- Lower maintenance and replacement costs;
- Longevity (up to 50 years versus 20 years);
- Fewer bugs, especially silverfish;
- Lower homeowner's insurance premiums; and
- Increased home values.

Architectural Committee Vacancy

The HOA board is seeking to fill the position of Architectural Committee member. Duties and requirements can be obtained by contacting the HOA manager listed on the Applewood Heights website.

Volunteers Needed

The HOA is always in need of volunteers to assist with neighborhood functions, committees, and simply to propose great ideas to board members. There are currently 524 homes in Applewood; just imagine how many helpful hands and great ideas could be put to use if even only a fraction of those were willing to step up and do their part. WE NEED YOU!

Free Advertising for HOA Residents

The HOA Board would like to extend the opportunity for Applewood residents who are business owners (large or small) to advertise for free in the Applecore as a benefit for belonging to the HOA, and in good standing with paying their annual dues. Advertising space will be limited to the size of ad and will also be on a first come first serve basis. Ads will be accepted and published at the discretion of the HOA Board, so please let's not abuse this opportunity. Our intent is not to have an Applecore that is consumed with page after page of ads, but rather the opportunity for business owners to get their name out to our residents. It's simply a perk for HOA members. If you are interested contact the HOA manager on our website.



