

# THE **Applecore**

The Neighborhood Newsletter for Applewood Heights

Newsletter  
Published

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## *Applewood Heights Board Members*

Ted DeLaet 331-3944  
Will Osborn 331-2852  
Bev Muffly 339-7341  
Evelee Heit 597-6403  
Karen Goughnour 331-2455  
Robyn LaMar 884-4321

## **A Friendly Reminder:**

Any homeowner who who hasn't yet paid their 2005 Applewood Homeowners Association Dues, as 95% of our homeowners have, is now delinquent. Per Board policy, interest is now accruing on delinquent accounts. Additionally, liens have been placed on properties where dues are three or more years in arrears. These debts are legally collectible. To obtain your payoff amount, please contact Robyn LaMar at the above listed number. Please remit payment to: P.O. Box 615, Boystown, NE 68010. Thank you for your cooperation.

## **What's New in the Neighborhood?**

### **Annual Applewood Picnic — Mark your calendars!**

Please mark your calendar now for the Applewood Homeowners Association Picnic. It will be held on **SATURDAY, SEPTEMBER 24 from 5 p.m. – Midnight**. The picnic has been changed to Saturday in order to increase attendance. This is a great opportunity to visit with the neighbors you know and also welcome newcomers to the neighborhood.

#### Featured Items:

- ?? Grilled hot dogs and hamburgers provided
- ?? Pop and beer (Adult I.D. required to obtain alcoholic beverage)
- ?? Moonwalk Jumper available for children
- ?? Music from a D.J. and Karaoke for all ages to enjoy
- ?? Fire Truck and Ambulance will stop by for viewing
- ?? Drawings for prizes and gift certificates

Bring your lawn chairs to relax and enjoy the evening. Also bring a side dish to share with others (serving for approximately 12 people) as indicated below.:

Last Names beginning with A—H: Bring some type of chips

Last Names beginning with I—O: Bring a side dish

Last Names beginning with P—Z: Bring a dessert

If you're interested in helping, please contact Bev Muffly at 339-7341. Also, a special "THANK YOU" to Steve Felici and Mike Czarnick in helping coordinate this picnic!

**We're on the Web!**  
[www.applewoodhoa.com](http://www.applewoodhoa.com)

If you haven't checked out the new Applewood Heights website, please do so soon! Remember that only Applewood Homeowners have access to the "homeowners only" section! We will post announcements for such items as the annual picnic, annual homeowners association meeting, as well as an ongoing resource to all residents for such items as "Household Handy Helpers," covenant issues and advertising at a reasonable rate from area merchants and home remodeling contractors. These lists are immediately updated, and will eliminate the need to print costly directories that are quickly outdated.



## Household Handy Helpers

If you're interested in providing any of the following services, please complete the following information on the Applewood Web site at [www.applewoodhoa.com](http://www.applewoodhoa.com). If you do not have access to the internet, please complete the form below and mail it to:

Applewood Heights Homeowners Association  
P. O. Box 615  
Omaha, NE 68010

Youth Name \_\_\_\_\_ Address \_\_\_\_\_ Your Age \_\_\_\_\_

I'm interested in being listed on the website and/or in the Applecore to be contacted regarding the following services:

- ? Babysitting (indicate age range if so desired) ages \_\_\_\_\_
- ? Housesitting (indicate overnight or just daytime) hours \_\_\_\_\_
- ? Petsitting (indicate overnight or just daytime) hours \_\_\_\_\_
- ? Lawn Care (indicate which items) mowing \_\_\_\_\_; trimming \_\_\_\_\_; edging \_\_\_\_\_
- ? Snow removal

If there is enough interest, the Board will arrange a Red Cross babysitting certification class.

? I'm already certified; ? I'm interested in receiving Red Cross certification OR ? I'm not interested in certification.

## Neighborhood Improvements

*Watch for improvements to the landscaping on the entrances to our subdivision to include the islands and landscaping that obscure the entrance signs. If you are interested in helping water these areas or to maintain these areas, please contact Evelee Heit @ 597-6403. **This project is being funded through homeowner dues as approved in the annual budget.***

## Interested in Advertising in the Applecore and web site?

Advertisements are now being accepted for placement in the Applecore as well as on the Applewood Heights Homeowners Association Website. The ad will run for a three month time period. Fees for the advertisement are as follows:

- ?? \$75 for business card size advertisement
- ?? \$100 for 1/4 page
- ?? \$150 for 1/2 page
- ?? \$200 for full page

This is a great way to advertise your business and services to the people in your neighborhood. Please submit your add to Applewood Heights Homeowners Association, P.O. Box 615, Boystown, NE 68010.

## Covenant Education

If you are considering rebuilding your deck or remodeling your home, please contact Roger Martz at 331-9229 for architectural approval prior to beginning a project.

### Did you know...

- ?? All dwellings shall be roofed with wood shakes or wood shingles (Section H of covenants)
- ?? No fences shall be built on any Lot within thirty (30) feet of the front Lot line (Section H of covenants)
- ?? Unattached structures are prohibited (section H of covenants)
- ?? Car repairs are not allowed on residential driveways (Section N of covenants)
- ?? Automobiles, boats, campers, trailers, snowmobiles and motorcycles cannot be stored overnight on the driveway for seven or more consecutive days (Section N of covenants)
- ?? A dwelling in which construction has begun must be completed within one year from the date the foundation was dug for said dwelling (Section R of covenants)
- ?? No advertising signs shall be erected or placed on any of the Lots, except that residential "For Sale" signs, not exceeding six square feet in size, shall be permitted (Section U of covenants)
- ?? All residents must also comply with applicable city codes for construction, trees, and maintaining personal property.

For a complete listing of the covenants, visit the association website at [www.applewoodhoa.com](http://www.applewoodhoa.com). Covenant enforcement is extremely important and requires the help of all our residents. Your compliance is appreciated. Homeowners not in compliance will receive a written notification of their violation and a compliance time frame will be established and enforced.

With the aging of some homes in the neighborhood, please watch your Lot and make sure repairs occur on such items as:

- ?? Rotted or damaged house siding, doors, or windows
- ?? Rotted or damaged garage doors
- ?? Damaged sidewalks or driveways
- ?? Damaged fencing or posts

If you are an Applewood Homeowner and provide home improvement or remodeling services for any of the above problems, please consider advertising in the Applecore and on the website.

### Website Survey – Please return by September 30, 2005

If you do not have access to e-mail, please provide us with the following information to ensure you receive communication from your Applewood Heights Homeowners Association board.

Name: \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_ Lot # \_\_\_\_\_

Mail your information to: Applewood Heights Homeowners Association Board, P.O. Box 615, Boystown, NE 68010.

If you have e-mail access, simply register on-line at [www.applewoodhoa.com](http://www.applewoodhoa.com). Please note: Your e-mail address will only be available to the Applewood Heights Board Members unless you indicate otherwise.



## **Message from the President:**

I hope each of you has enjoyed the summer and is preparing for the start to Fall, such as the start of a new school year, the Fall sports season, and the changing of seasons. This newsletter and our website are attempts to educate and dialogue with the residents of our neighborhood. You see a number of actions your Board of Directors is taking regarding the new and improved picnic, fixing up the islands and entrances to our subdivision, and in covenant enforcement. The Board and I ask for your cooperation and support in addressing the covenant compliance and personal property maintenance issues. The Board is also developing additional resources and possibly preferred vendor relationships for home improvement/remodeling that will be posted on the website for resident reference. Stay in touch and Have A Great Day!

Ted DeLaet, Board President

## **Covenant Enforcement: Maintaining Your Property**

*by Ted DeLaet, Board of Directors President*

The biggest volume of actions requested of the Board of Directors is for covenant enforcement regarding maintenance of residences and personal property. Questions have been raised about whether the Board of Directors or any homeowner has any authority or influence when an Applewood Heights home falls into disrepair or the homeowner is in violation of a covenant regarding either new construction, or remodeling. This article answers these questions.

The primary purpose of the covenants for Applewood Heights has always been to establish and maintain the property values for homes in the neighborhood. That is why there are minimum size requirements for homes and there is a requirement that homeowners check with the Architectural Committee of the Board (either contact the Board President or Roger Martz) before proceeding with construction. Fortunately, the large majority of homeowner-requested changes are tasteful, in accordance with city guidelines, and within the covenants.

An emerging issue for all of our homeowners in recent years has been the aging of our homes and landscaping. The Board has obtained a written legal opinion that it is within the Board's power and obligation to address any home that falls in disrepair. The Board's intention is to act on behalf of our homeowners by working cooperatively with the homeowner to address the identified situations. The Board also has authority to take legal action, if necessary, to assure that homes are maintained in a reasonable manner and within expected timeframes.

In this writer's humble opinion, it would be nice if the Board never had to become involved in such matters due to homeowners recognizing and taking the appropriate action on their own to maintain their property. Unfortunately, this is not always going to be the case. If any property becomes rundown it may be not only a safety/public health issue but also affects the property value of immediate neighbors and of the neighborhood in general in a negative financial matter. There are a number of home repair shows on cable television that emphasize the importance of "Curb Appeal" and your Board of Directors simply ask and expect each homeowner to maintain the curb appeal of their home according to current real estate and home loan practices.

The Board will be working to obtain resources that may be available to either educate, sell home improvement materials, or home improvement/remodeling contractors who may want to advertise in the Applecore and our website, and hopefully will provide some discount opportunities to our homeowners. Continue to watch the website for information for these resources. Additionally, any homeowner can contract with a home inspection company to provide an onsite inspection of your property and to develop not only the issues to be addressed but recommendations about how to effectively fix the problem in a cost-effective manner. These inspections are commonly used when homes are sold and purchased by both the purchaser and the loan company to assure that the property is in good shape. Therefore, one can rightfully conclude that if the homeowner keeps his or her property at real estate selling standards and lender standards, then the property would easily be within existing covenant expectations.

Thank you in advance for your cooperation in this important matter. Please feel free to contact a Board member or Roger Martz if you have questions about anything related to your property. The Board is actively working with homeowners of identified homes already needing repair work and will continue to honor the requests of our residents for a well-maintained, attractive, and safe neighborhood.