

# THE Applecore

The Neighborhood Newsletter for Applewood Heights

**Newsletter  
Published**

**March 25, 2006**

## **Applewood**

### **Board Members:**

Karen Goughnour	331-2455
Bev Muffly	339-7341
Will Osborn	331-2852
Steve Felici	592-2962
Mike Czarnick	597-6441
Robyn LaMar	884-4321

### **Friendly Reminder**

If you haven't yet paid your 2006 Applewood Homeowners Association Dues, please do so prior to the April 1, 2006 deadline. Please remit payment to: Applewood Homeowners Association, P.O. Box 615, Boystown, NE 68010

Annual interest of 14% begins accruing for payments not received by July 1, 2006, retroactive to January 1, 2006.

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

### **Spring Clean-Up**

Mark your calendars now for the annual neighborhood spring clean-up. It will be held on Saturday, April 22 from 9:00 a.m.—2:00 p.m. A dumpster will be available at Disney Elementary School in Brookhaven (5717 S. 112 St.) for your use. This is a great time to get ride of indoor and outdoor items you've accumulated but no longer need. If you have questions, please contact:

Evelee Heit at 597-6403

### **Annual Garage Sale**

Now that you've gone through your unwanted household items which were too valuable to toss in the Spring Clean-up, consider having a garage sale! The Applewood Homeowners Association will be running advertisements in the Omaha World Herald publicizing the neighborhood garage sale which will be held Thursday, June 15—Saturday, June 17. You can choose to participate in the garage sale one, two or all three days. This neighborhood garage sale generates a substantial amount of traffic to help you sell your "treasures."

### **Easter Egg Hunt**

Mark your calendars for the annual Easter Egg Hunt at the Applewood Park scheduled for Saturday, April 8. The Easter Bunny will be joining in the fun and a drawing will be held for an Easter Egg basket filled with goodies. Watch the neighborhood entrance signs for details.

### **PHOTO GALLERY**

If you have photos of activities or events from our neighborhood that you'd like to share on the web, please send an email with the photo attached to Bev Muffly at "kkgbev@cox.net".

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

If you haven't checked out the new Applewood Heights web site, please do so soon! Remember that only Applewood Homeowners have access to the "homeowners only" section! We will post announcements for social activities in our neighborhood. It is also an excellent source to view a copy of the covenant regulations for your particular lot area in Applewood. The board is hopeful that the site may also serve as a resource for home repairs, remodeling or other services.

## President's Comments

Hello fellow homeowners:

I want to take this opportunity to thank the Applewood Homeowners for electing me president of the Applewood Homeowners Association. I have lived in Applewood on Madison Street since 1992 where I reside with my husband, Randy and three children. If you have concerns or information you'd like to share with other homeowners, feel free to e-mail me at kgoughnour@cox.net

I am excited to inform you that the Applewood web site now contains current information on events and items relevant to our neighborhood. This web site will be updated periodically as new information becomes available. If you haven't yet logged into the secure site, please take this opportunity to visit us at [www.applewoodhoa.com](http://www.applewoodhoa.com). Included on the web site are copies of covenants, announcement of upcoming social activities, community resources, and an e-mail link to your Board of Directors. Since we realize that all homeowners may not have access to the web, we will continue to post upcoming events at the three main entrances into Applewood as well as the distribution of an annual newsletter in the Spring of each year.

I am happy to report that receipt of 2006 homeowner dues has already been received from approximately 85% of the Applewood Homeowners. If you're among the 15% not yet paid, please remember to mail your \$60 payment to the Applewood Homeowners Association, P.O. Box 615, Boystown, NE 68010. The board has been successful in collecting 2005 and past dues from over 98% of the homeowners. The board is currently working on collecting dues and interest from the remaining 2%. If efforts are unsuccessful, liens will be filed on their property as enforceable by the covenants.

Several homeowners have been busy with exterior painting and garage door replacement which helps beautify our subdivision. With the aging of the houses in Applewood, these maintenance issues impact quite a few homes. Please take this opportunity to check your home for aging issues. The appearance of the neighborhood in general helps increase the resale value of homes. Letters have been sent recently to a few homeowners where covenant violations have been noticed. If you live in Applewood and are affiliated with a home repair business, consider advertising on the Applewood web site.

Thanks for your support and guidance,

Karen Goughnour

2006 Board President

## Interested in Advertising on the Applecore web site?

Advertisements are now being accepted for placement in the "Applecore" as well as on the Applewood Homeowners Association web site. The ad will run for a six-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 service(s) to the people in your neighborhood. Please submit your advertisement and payment to the Applewood Homeowners Association, P.O. Box 615, Boystown, NE 68010. If you wish to e-mail your advertisement, please submit the text to Mike Czarnick @ "mikebarb\_1@msn.com"

## Covenant Issues

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

Your Applewood covenants by Lot numbers are available on the Applewood web site. Covenant enforcement is extremely important. Your compliance is appreciated. Homeowners not in compliance may receive a written notification of their violation which will include a compliance time frame.

With the aging of some homes in the neighborhood, please watch your Lot and make necessary repairs to:

- Rotted or damaged house siding
- Rotted or damaged garage doors
- Cracked driveways
- Damaged fencing or posts

With the aging of homes in our area, it may be beneficial for you to advertise on the Applewood web site @ "www.applewoodhoa.com" if you own a business which provides home repair services.

## Litter, Litter, Everywhere!

### **Litter is an Issue on Trash Days: Are Residents to Blame?**

It has become a more noticeable and increasing problem on Thursday nights and Friday during trash collection day when the unsightly amount of blowing trash is being littered throughout our otherwise clean neighborhood. As Applewood residents place their trashcans and recycling containers curbside for pickup, trash is being blown into nearby yards as well as throughout the neighborhood as a result of items being loosely placed in unsecured containers or in open sacks. Trashcans are being placed curbside without secured lids and open sacks of trash and paper recyclables are left in the open for the wind to disperse the refuse on nearby lawns, bushes, trees and fences. As a result, it makes for a discouraging sight to see the trash that collects along our streets, yards and neighborhood entryways. If cans are not equipped with lids, items should be placed in a securable clear or see-through trash bag that is in accord with city code Sec. 33-42. Trash that is placed in securable trash bags does offer benefits such as a cleaner and less offensive smelling trashcan and less chance of trash being blown from curbside pickup or out of the refuse truck while being transported.

It is also unfortunate that the Deffenbaugh disposal service, which the city contracts may also be contributing to the problem. I have observed their trucks drive up and down neighborhood streets and the trash has blown or dropped out of the rear of the vehicle or workers drop refuse contents and leave it. Such actions, according to Omaha City Code 1980 Section 18-26 & Nebraska State Statute 28-523 are considered a littering from vehicle violation. If any resident observes a blatant violation of littering by the company, please contact the city complaint line at 444-5238 rather than contacting Deffenbaugh. It has been my experience that contacting the Deffenbaugh offices directly with any complaint results in less than a satisfactory response.

Lets all remember to continue in taking pride in preserving the beauty and cleanliness of our neighborhood, even when it deals with such an unpleasant task as taking out the trash.

Mike Czarnick  
Applewood Heights Homeowner's Association Board Member

## A Letter from Your City Council Representative

February 15, 2006

Dear Neighbors of Applewood Heights:

Thanks to the Neighborhood Association for allowing me to report on items of interest for Applewood Heights. I am pleased to report that you are one of our more stable, livable neighborhood areas, with few problems or concerns.

After checking with all City Departments, I received only positive comments.

Omaha Police report lower than normal "activity levels." The Police remain concerned about the Applewood Heights Apartment area (about ½ mile east of you) where there was a recent sexual assault and a very intense police investigation. The Police also report they are initiating a proactive effort to curb thefts from motor vehicles north and east of your area, where flyers are being distributed for educational purposes.

In Southwest Omaha generally, crime was down 10% in 2005 from 2004.

As you know, the City recently completed the Oaks Heights Fun Pool and "nearby street construction" on 108<sup>th</sup> Street from "Q" to "L" Street is scheduled for design next year with construction in 2008 (\$1.5 million). A longer range construction project at 108<sup>th</sup> Street from Madison to "Q" Street will widen this section to five lanes, and will be designed in 2007, constructed in 2010. This is a \$4.5 to \$5 million project and we must schedule the combination of Federal, State and local dollars to do the project, a complex coordination effort.

Briefly, I want to advise you that I am deeply involved in merger discussions with the Mayor and Douglas County. As the Council President, I work directly with our Legislature to secure appropriate State funding for Omaha and debt restructuring for the successful Qwest Center Complex.

I am also involved in improving building and zoning code issues, as well as the appropriate testing and certifications of all building/trade code certifications, as well as a host of other issues.

City business is very complex and I welcome citizen input on annexations, mergers, taxes, tourism, street construction, police, fire or other issues.

Sincerely,

Dan Welch  
Your City Council Representative