

Board of Directors
Aric Wenzl – President
Jeremy Maskel – Vice President
Jason Odom – Secretary
Scott McIntyre – Treasurer
Paul Schoomaker – Member-at-Large
Robyn LaMar, Manager

Applewood Heights Homeowners Association

January 13, 2023

Re: 2022 Annual Meeting

Dear Association Members,

Happy new year! The Association's 2022 Annual Meeting will be held at 7 p.m. on March 8, 2023, inside the Hitchcock Elementary School gymnasium. Pizza and soft drinks will be served. The purpose of the Annual Meeting is to "present a clear and full report of the affairs and condition of the [Association]" and to elect directors.¹ This year the Association needs to elect three (3) directors. If you or someone you know would like to be included on the ballot, please email Robyn LaMar at manager@applewoodhoa.com (the "Manager").

If you cannot attend the meeting in person, a proxy ballot will be available on the Association's website beginning on March 1, 2023. You may then print and return the ballot by mail or email to the Manager. (Upon request a ballot will be mailed to you.) Proxy ballots must be returned to the Manager by 5 p.m. on March 8, 2023.

Also enclosed with this letter is a notice that your 2023 Association dues are due by February 28, 2023. As indicated in the invoice, the 2023 dues will remain at \$60 per lot. **You may submit payment via credit card, debit card or PayPal through the Association's website.** Please note that this method of payment will incur an additional convenience/processing fee of \$2.68. Otherwise, you may submit payment by check to Applewood Heights Homeowners Association, P.O. Box 615, Boys Town, NE 68010. (Feel free to enclose your payment in the self-addressed stamped envelope provided.)

The Board considers the Association's purpose to be fourfold: (i) common area maintenance; (ii) architectural control; (iii) covenant enforcement; and (iv) social welfare. Therefore, the Board's actions will be consistent with these purposes. We will continue to fund common area maintenance such as repairs to the perimeter fence. Architectural control is provided through the Architectural Control Committee, subject to oversight by the Board. Covenant enforcement is accomplished on a case-by-case basis through various means such as enforcement letters, fines and legal action. Finally, in support of social welfare, the Board will continue to sponsor the events organized by the Social Committee.

We note that while the Association's covenants are designed to restrict certain activities that detract from the neighborhood's appearance, certain additional activity is also prohibited per the City of Omaha ("City") Municipal Code. Things like nuisance (noise, odors, lights, etc.), abandoned vehicles, potholes, snow removal, graffiti, speeding, housing code violations, illegal

¹ Bylaws at Section 3(A) and Section 8.

Applewood Heights Homeowners Association

dumping, overgrown vegetation and others matters should be directed to the City for abatement and remediation. For instance, while not restricted in the Association's covenants, the Municipal Code restricts on-street parking: as per Sec. 36-161 of the Municipal Code, parking a vehicle "continuously in one place in the same block for a period in excess of 48 hours on any street" is considered a public nuisance and any such vehicle can be removed by City employees. **You can report these issues to the City by calling the Mayor's Hotline at 402-444-5555, by email at hotline@cityofomaha.org, or through the Omaha Mobile App.** Our point is that the City is equipped to deal with many neighborhood issues more quickly and efficiently than the Association, and we urge you to use the City as a resource.

As always, if you have questions about any Board activities please email one of the Board members at the email addresses listed on the Association's website. The Board wishes you all a safe and happy 2023.

Sincerely,

Applewood HOA Board of Directors

Enclosures:
2022 Annual Meeting Notice
2023 Dues Statement