



PO Box 6653
Lincoln, Nebraska 68506-0653

General: EdentonHOA@gmail.com
Financial: Edenton.Treasurer@gmail.com
www.edentonhoa.org

June 2021 Newsletter

The parade is back! – We always have a wonderful morning on the 4th of July with a children's parade. Like many things, there was not a parade last year with the raging pandemic. But 2021 is different, and



with proper health safety measures in place, we are looking forward to the fun event. Everyone loves to see children of all ages with decorated bikes, tricycles, scooters, wagons, and all things with wheels join the parade led by an adult carrying the American flag. To participate, assemble at 73rd and Grand Oaks at 9:30 a.m. on July 4. The parade ends in the Commons with some treats at the end of the short ride. Please contact -Tamra at 208.596.1386 or Missy at 402.314.5824 if you have questions.

The Edenton Annual meeting – The Association by-laws require the annual meeting to be held “on or near June 15th of each year. The board usually schedules the annual meeting on the regular monthly meeting date of the third Monday of the month. Thirty-four residents attended the June 21, 2021, annual meeting. The “in-person” meeting was the first non-virtual meeting conducted for over a year due to the pandemic. Major items covered at the annual meeting included an update of accomplishments in the Commons area, election of three board members for three-year terms, action on the 2022 budget and a discussion of members concerns and comments.

The Edenton Annual meeting – The Association by-laws require the annual meeting to be held “on or near June

Board members John Cederberg, Jerry Sovey and DeLoyd were elected by acclamation to serve three-year



terms. Dayle Williamson reported on maintenance in the seven-acre commons. Two-hundred twenty-two residential owners support the annual maintenance costs for the area. The larger costs include mowing costs at \$13,000 and other upkeep expenses including tree removal at approximately \$10,000. Scotch pines were planted in great numbers in the park area as the Association was formed over 30 years ago. The trees are rapidly being removed due to the fatal pine wilt disease that has killed thousands of Scotch pines in many parts of Nebraska. Five Scotch pines have been removed in 2021 with others that may be cut as the disease moves rapidly after settling on a tree.

Scotch pines are native to Great Britain. John Cederberg described the 2022 budget proposal. He outlined the board plan to ask for dues increase of \$10.00 per year for those living away from the Commons and \$20.00 per year for those living adjacent to the Commons. He stated the intent was to build up an Emerald Ash Borer Reserve account to assure adequate funding to begin removing

approximately 50 ash trees as needed over the next decade. One ash tree will be removed soon at a cost of \$865.00. Cederberg noted the pre-planning should avoid special assessments later. The budget increase was approved and on January 1, 2022, the annual dues will be \$190.00 for those living adjacent to Commons and \$95.00 for those living away from the Commons. The annual report revealed that the asset base was \$17,677.65 on December 31, 2020. Bruce Carlson volunteered to serve on a long-range planning committee for Common's maintenance.

The Townhouse annual meeting – Treasurer Angie Paul Unruh provided the income and expenditure summary for calendar year 2020. Due's income, along with checking account and certificate of deposit interest was \$87,482. Expenditures amounted to \$77,757. She noted it was an unusual year as income and expenses are usually the same. The major reduction came in snow removal costs relating to a light snowfall year. Snow removal costs were \$10,753 as related to the previous year costs of \$19,705. The excess funds were placed in a certificate of deposit. John Cederberg followed and outlined several increased costs for the

are aerated every other added to the budget for irrigation system, an added for maintenance. trash removal and increase. Snow removal as many in the audience would be required for events. Since the City residential street additional assistance is ends of driveways and



coming year. The lawns year and \$2,225 was 2022. With the aging additional \$3,200 was Electricity, water and recycling cost will was discussed in detail felt a greater effort the larger snowfall has instituted and active clearing program, required to clear the clear snow from

mailboxes on the street side. Snow removal costs are anticipated to cost \$23,500 per year in large and frequent snowfall years. The costs could even be higher if snow must be loaded and moved. At present, the area lacks storage areas for large and frequent snows. While the Townhouse account has an excellent asset base of \$131,573, several future needs including replacement of the irrigation system, drilling a second well and other items were discussed. The proposed dues increase of \$10.00 per month for the 72 Townhome owners was approved. Effective January 1, 2022, the dues payable at the first of each month will be \$110.00. Treasurer Unruh stated she would assist those that wished to make automatic monthly dues payments through their checking accounts. The importance of filing Townhome insurance coverage was also emphasized.

Dayle Williamson

Dayle

Edenton HOA Secretary