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October Newsletter

Board meeting - The Edenton Homeowners' Association board held their monthly meeting on October 19, 2021. While all meetings have been virtual (except for the annual meeting) for over a year, the board will meet in person at the DeLoyd Larsen residence for the next monthly meeting on November 15, 2021.

Board Action and Activity - The contract for snow removal for townhouses was approved. Noting the possibility of increased costs after the last snow season, at the annual townhouse meeting members approved a cost increase of \$2,000 for snow removal in the 2022 budget year. Snow removal costs for each townhome owner if all funding is utilized would be \$326.00 per snow season. Snowfall varies of course each year. A standard cost in Lincoln for snow removal on a double drive with snow moved to the sides of the drive is \$350.00 per snow season. In the association area, in many cases, snow must be handled twice since spaces on the sides are not available. Snow removal costs for sidewalks is dependent on sidewalk length. The Association has over a mile of sidewalks in addition to the snow removal on Thies Cove Drive. Thus, with additional services covered and costs remaining below a double drive cost, the additional income will hopefully cover all costs. With 42.7 inches of snow last season, our budget line will be exceeded. Since the budget period and snow seasons do not coincide, a surprise is always possible.

One other bump in yearly expense for townhouse members involves a yearly increase of \$44.00 for irrigation system repair. The current cost per member per year is \$114.00 and with new budget it will be \$158.00. As mentioned in the August-September newsletter, extensive work was underway to repair leaks in pipelines due to tree root growth. The Judson Irrigation bill for pipe repair came to \$4,333.04. With that expenditure, the current budget allocation is exceeded by \$3,027 and we will still have shut down expenses. Plans are underway to blow water out of the pipelines at the end of October. Fortunately, the well managed townhouse account has excellent reserves to pay the costs incurred. In addition to system maintenance costs, townhome owners pay an average of \$32.00 per year for backup city water as well as electricity costs for irrigation. Once again, a very cost-effective system as compared to the full use of city water.

Next, the 222 members supporting the costs in the Commons area. Christensen Tree Service, Inc. completed removing nine trees and trimming others at a cost of \$1,605.00. Other work will continue November 5, to trim twenty trees at a cost of \$1,780. Also, Terry Monk along with Ben

Wisner with his new 15-foot pole saw, trimmed trees in the Thies Cove Island. The two also enlisted the help of others piling up the brush. The brush piles will be removed on November 5 at a cost of \$95.00. Thanks everyone for your work. Since Terry has lived in his Thies Cove house ever since it was brand new, he said, "I have watched those trees grow since saplings". Board member DeLoyd Larsen said, "Costs for the Commons for 2021 should all fall within the budget". He did report on an unexpected cost of rebuilding a fence gate on the six hundred foot stretch of wood fence along Old Cheney. He tagged the damage on vandalism and Dayle Williamson suggested wind damage. The two board members moved at a slow pace for repairs as the damage was extensive. At least their slow pace did not add costs.

As a reminder for 2022: **Annual dues for those not living adjacent to the Commons will be \$95.00 and for those living next to the Commons will be \$190.00. Monthly dues for seventy-two townhouse residents will move to \$110.00 per-month to cover increased operation expenses.**



If you have an ash tree "giving up" in your front yard, here is what one Lincoln resident did to save a part of the tree.

Speaking of ash trees, Board member Paul Horton records the location of ash trees that have been treated on GIS if you let us know. All updates would be appreciated.

Snow removal guidelines – Snows averaging 2" and above will be removed. Snow will be removed from drives, public sidewalks and private sidewalks to the front door. No snow will be removed from patios. The contractor is not responsible for hidden objects that may be covered with snow and not clearly marked. Any property damage must be reported to the Association within 12 hours after the snow removal has been completed.

Dayle Williamson