



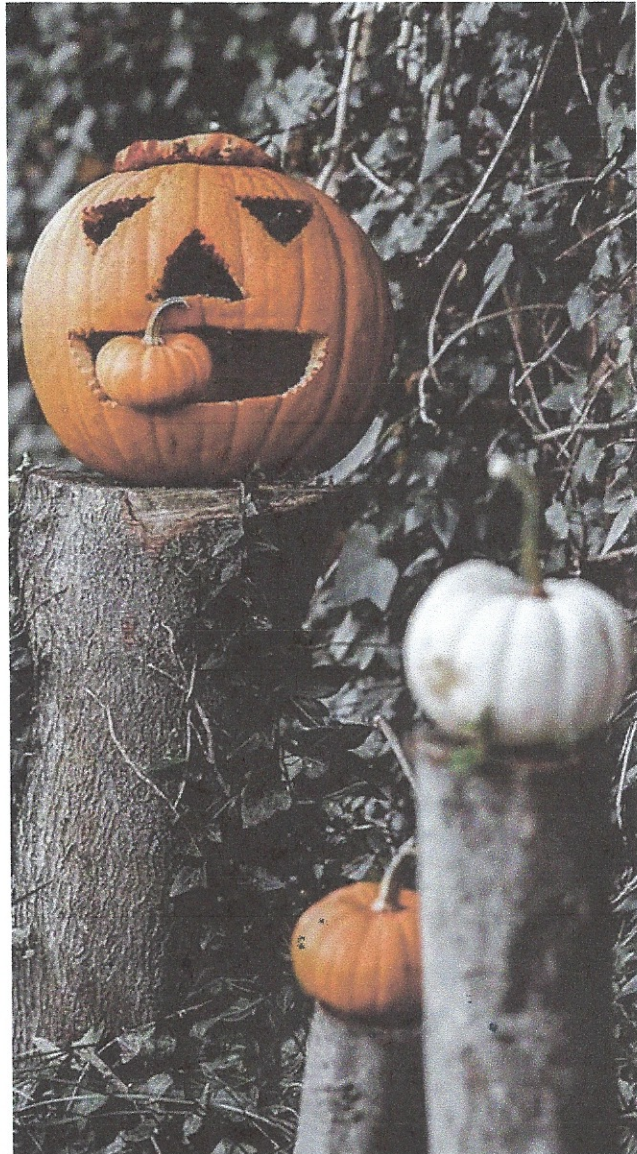
EDENTON

HOMEOWNERS' ASSOCIATION

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October Newsletter



As the leaves are falling fast after the first major freeze, we wish you a Happy Halloween. We like to start off each newsletter with a Neighborhood Safety reminder, and with early darkness and many children out on sidewalks and crossing streets, drive with care.

When Halloween arrives, we know the snow season will be with us soon. At the October Board meeting, a contract was approved with Stohl Grading, Inc. for snow removal for the seventy-two townhomes. Residents are asked to remove light snow events – under two inches. In case there is drifting in front of garages and on sidewalks, the contractor will be called on to do the clearing.

The base price for snow removal this year will be \$6,999.00. The price includes five snowfall events up to five inches. Over five inches, an additional charge will be assessed. A fuel adjustment cost is also included in the contract this year.

Snow will be removed from drives, public walks and to the front door. No snow will be removed from patios. The contractor is not responsible for hidden items that may be covered with snow. Any property damage must be reported within twelve hours after the damage occurred.

Board member Dayle Williamson (402-488-5590) is the contact person. He will use the group e-mail in case there may be delays in clearing. We do not request the contractor to begin clearing before snow has stopped

falling.

Louis Lemon is the snow removal contact for the 14-unit area.

Our website – www.edentonhoa.org – Thanks for your patience as we rebuilt our world wide web site. It is now operational and has a great deal of additional information. We now have a much better description of the 222-member association, the 14-unit area and the 72-unit area. In addition, original plat details are available with a link to find information regarding your home. The Covenants and by-laws are also available. A “members only” section that is password protected will have the past and current board minutes and monthly newsletters. Work is still underway on that section prior to providing passwords to all homeowners. We thank Association President Louis Lemon for the many hours he spent making the improvements. He notes “I still have a lot to do.” His prime job is keeping people healthy, so that is the most important.

Our original site was built by one of our former residents. Lou took on the task of rebuilding over a year ago to assure long-term information coverage for the Association members. In addition, he tells us, “Posting information will be easier.”

The 72-townhome irrigation system – Another board member receiving a “shout-out” is DeLoyd Larsen. DeLoyd keeps an eye on our system operation. That turned out to be an almost daily task this season. There was considerable coupler breakage at pipe joints causing leaks. He gives our maintenance company, Judson Irrigation, Inc. a great deal of credit for keeping the system operational six days a week. The system is shut down on Thursdays for mowing, and the repair work was scheduled on that day. We did miss a few cycles, due to major breaks. But with nineteen inches of moisture so far this year, way below average, the lawns are green and look much better than many lawns around the city. With the system in full use, slightly over an inch of water a week is added to the irrigated areas. There are dry spots due to the lack of sprinkler coverage. (Trees and plants blocking – sprinkler not set right, etc.)

A nice feature with our new pump, it tells us when we have a leak. It is a “smart pump”. But after it tells us, the work starts as someone must find the leak. As soon as another major pipe break is repaired, the system will be drained for the winter. Next month, more about our progress in updating the system.

Stay tuned,

Dayle

Dayle Williamson
Edenton Secretary