



## Wilderness Ridge HOA Board of Directors Update

### *Greetings to all Wilderness Ridge Home Owners from your HOA Board of Directors.*

Since switching to our new newsletter provider, n2 publishing, we have realized there is a significant lag time between the deadline for newsletter articles and when they will actually be delivered to the homeowners. As a result, timely communication will be done through email. There are some homeowners who have not provided their email addresses and as a result will miss out on some HOA communication.

This update, because of the time of year, deals with many more topics than usual.

### STREET REPAIR

There are very few asphalt street repair contractors that do the quality work we need and expect to have done on our roads. We started working with a contractor back in February to do the repair work needed. Unfortunately, smaller jobs, in many cases are put off when larger more lucrative opportunities are requesting the same contractor's time and materials. We hope to have the repair work done in the near future. One thing we have noticed is that there are some drivers that have slowed down to the speed limit in those areas where we have potholes.

### STREET LIGHT POST AND FOUNDATION REMOVAL

The street lights installed five or six years ago by the developer were done to comply with an original requirement by the city. Because no wiring had ever been installed in anticipation of future streetlights the developer selected inexpensive solar lights. Within the first 18 months of operation it was realized that the solar batteries would need to be replaced on a fairly regular basis and at a high cost.

Three of the street lights have been broken off by cars or trucks. It was the board's decision to remove all of the lights and their concrete foundations at the same time to help contain the expense. **This should be happening within the next 30 days.**

### YARD SIGNS

The protective covenants of the HOA address yard signs stating the **only allowable yard signs are "for sale" signs.** This means that contractor signs, political signs, etc. are in violation of the covenants. Most contractors have been informed of this covenant and abide by it. If you are having work done and the contractor puts a sign in your yard or asks if he can, please explain the covenant so that no signs appear. The two exceptions to this are "alarm protection" signs and "invisible fence" signs.

Also please keep this in mind next fall prior to our general election.

### NO TRESPASSING ON ROUNDABOUT

This time of year we see an increased amount of picture taking at our roundabout waterfall. Unfortunately we also see people climbing all around and in the two ponds. This is not allowed for numerous reasons.

**Photos may be taken in front of the waterfall on the grassy area only.**

## HOA WEBSITE INFORMATION

Many of our homeowners have never visited our website. It is, [www.wildernessridgehoa.org](http://www.wildernessridgehoa.org) This is your source for association financials, meeting minutes, protective covenants, board member contact information, and other neighborhood need to know info.

## NO PARKING SIGNS

Our streets are narrower than normal Lincoln residential streets. As a result, if vehicles are parked on both sides of the street some larger trucks or emergency vehicles would not be able to get through. If you are going to have a large gathering, graduation party, birthday, wedding party etc. please request no parking signs from a board member.

They should be placed on one side of the street so that traffic can flow normally. Thank you for your cooperation.

## GOLF COURSE PROPERTY MAINTENANCE CONCERNS

Board members have received several calls from homeowners this spring regarding maintenance of golf course property, property east of the golf course adjacent to 27th, berms adjacent to cart path and overall weed control. Tom Athy, Director of grounds, has always been prompt in his replies to our questions and comments from homeowners.

Tom reminded us that the golf course itself is their top priority and weather has a significant impact on how long it takes to do certain components of course maintenance. All maintenance work is based on the labor available and is prioritized with respect to staffing and budget constraints.

Also, Tom indicated that it would be helpful if everyone understood that it is unwise to spray herbicides in high winds, rain or even the threat of rain.

Tom also wanted to take this opportunity to request, once again, our help as homeowners concerning the excessive watering being done by some property owners adjacent to the golf course. Holes number 3 and number 16 are the worst. Some homeowners on these fairways run their irrigation systems in spite of rainfall. Most turf does much better with less water. After a rain Tom encourages us to shut off our system until the yard looks like it is dry and in need of water.

## WHO IS HOCKING & REID?

Hocking & Reid is the HOA's accounting firm. They keep our books, prepare our financial statements, mail out dues notices and are also the contact for mailbox keys. If you have lost your mail box key or have a question about your dues, contact Hocking & Reid. There is a charge for key replacement. The contact person is Krysta Molsen, 402-441-0149. Their address is 5757 S. 34<sup>th</sup> St. Suite 100, 68516.

Respectfully,

*Your HOA Board of Directors*