



Vintage Oaks Newsletter

Fall 2023

2023-2024 Board of Directors:

President – Marisol Rodriguez
Vice President – OPEN
Treasurer – Josh Bruursema
Secretary – Beth Fye
Board Member – Steve Jensen
Board Member – Bob Scudder

Property Manager: Marcy Knobbe,
Performance Management Company, Inc.
www.performancemanagementomaha.com

Concerns regarding neighbors who are violating
covenants should be sent to:
pmcompanyinc@gmail.com

Upcoming Vintage Oaks Event:

Annual HOA Meeting Part II:

Part 1 of the Annual Homeowner's
Association meeting was held on Thursday,
June 22nd at 7:00pm at the Black Elk Park
pavilion area. We did not have enough
homeowners attend to have a quorum.

**Another meeting will be held on
Wednesday, November 1st at 7:00pm at DJ's
Dugout on 178th & Q in the party room. A
server will not be provided, but you're
welcome to get a drink at the bar and bring
it in. If you'd like to get food, please arrive
ahead of time or stay later. Please attend!**

Agenda for the HOA Meeting Part 2:

Review of HOA Annual Meeting on June 22, 2023
Financial Review

New procedures for violations of covenants:

1. **First Letter Notification** – Instructions for homeowners to reach out to the board with plans to resolve within 15 days of receipt of letter. A copy of the modification form will also be sent, as well as notification of consequences if no response. Consequences are a \$100 fine after 30 days, and each month thereafter until violation is resolved. At \$400 in fines, a lien will be placed on the homeowner's property.
2. **Second Letter Notification** – Will be sent certified or via FedEx with proof of delivery and homeowner will be given another 15 days to notify the board of plans or to get violation resolved.
3. **At 30 days**, a notification letter of the fine and continuing fines will be sent to the homeowner.
4. If homeowner communicates plans to resolve, the communication is clear, and the resolution will take more time, the board can vote to waive the fines.

Open Forum
Questions

Vintage Oaks Homeowner Covenant Reminders

As we enter late fall, we'd like to take a moment to encourage everyone to keep the neighborhood covenants in mind while planning your projects so we can keep our neighborhood looking great and our home values high!

Owners desiring to make exterior improvements, including in-ground swimming pools, fences, decks, paint, driveways, etc., must submit an architectural review form (found at www.performancemanagementomaha.com), a set of construction plans, landscaping plans and plot plans to vintageoakshoamillard@gmail.com. Additionally:

- No garbage container, trashcan, or fuel tank may be stored outside on any Lot, unless completely screened from view, except for pickup purposes. **This means no garbage cans should be stored in front of garages.**
- The only approved fencing in Vintage Oaks is 4-foot vinyl black chain link or 6-foot vinyl privacy fencing in white, tan, or adobe/beige (darker tan).
- No swimming pool may extend more than one foot above ground level.
- No boat, camper, trailer, or mobile home may be parked outside on any Lot for longer than 48 hours.
- No motor vehicle may be parked or stored outside on any Lot, except those driven on a regular basis.
- No repairs of boats, automobiles, motorcycles, trucks, campers, or similar items requiring a continuous period of more than 48 hours may be permitted outside on any Lot.

- No grass, weeds, or vegetation may be maintained on any Lot as to create a hazard, public nuisance, undesirable proliferation, or detract from a neat and trim appearance. This includes tree trunks above ground level.
- Produce and vegetable gardens may only be maintained in the rear of the residence.

**Thank you all so much for
keeping our neighborhood
beautiful!**

