



SOUTHERN PINES

HOME OWNERS ASSOCIATION

A LETTER FROM YOUR SOUTHERN PINES HOMEOWNERS ASSO.

The Southern Pines Homeowner's Association ("The SPHOA") was formed approximately one year ago, the members of which are all volunteers who have offered their time and talents for the betterment of our neighborhood community. If you have any questions or concerns, you are welcome to reach out! There are a number of ways to communicate with The SPHOA:

- **Email.** Did you know The SPHOA has a dedicated email address? It is OmahaSouthernPinesHOA@gmail.com. Feel free to email any questions, concerns or comments you may have.
- **Facebook Messenger.** Yes—we are on Facebook! <https://www.facebook.com/groups/731816263858412> This is where you will find any announcements, updates and HOA board meeting minutes. We know not everyone is on Facebook, but it is currently the most efficient form of communication to the masses currently available. That said...
- **Join The SPHOA email/phone database.** If you would prefer to be contacted by email for any announcements, meeting minutes, etc., please email OmahaSouthernPinesHOA@gmail.com - or - send a private message on Facebook Messenger with your email address. With either option you can add your phone number if you choose. **This information will NOT be made available to anyone outside The SPHOA**, and providing this information is completely voluntary.
- **NEIGHBORHOOD DIRECTORY.** In conjunction with the database, would you be interested in being included in a neighborhood directory? This online directory would include your contact information (address, phone numbers, email—whatever *you choose* to offer) and could include skills offered (handyman, babysitting, etc.) or really whatever we want—**we're open for and would appreciate suggestions!** The info would be accessible via our Facebook page. Participation would, of course, be completely voluntary. Let us know your thoughts or suggestions! If you would like to be included in the directory, or if you have suggestions, send your information or suggestion directly to us (the SPHOA) via our Facebook page or the email address mentioned above.
- **What are they building across Giles Road at 169th?** They are building a new Gretna Elementary school! As of now, it is unknown which neighborhoods will be attending that school. They will not make that decision until the spring of the year it will open, which is 2024. The site layout and final plat has been posted on the Southern Pines Facebook page.

The SPHOA's goal has always been transparency and a spirit of helpfulness. We meet the second Wednesday of every month. Once quarterly, the meeting is open to all Southern Pines homeowners and is held at Palisades Elementary 16820 Chutney Drive @ 6:30 p.m. Signs will be posted at each entrance of the neighborhood the week prior. The next meeting open to SP residents is scheduled for August 10.

ONGOING TOPICS

There are a number of ongoing topics that each homeowner needs to be made aware of. We all want our neighborhood to look neat and well kept, and to be safe. It is common courtesy to your neighbors to maintain the appearance of your respective space for the good of the entire community.

- **COMMON AREA MISUSE.** The common areas in our neighborhood are for the enjoyment of all homeowners and not for the use of individual homeowners. They are **not** for individual homeowner's trampolines, gardens, storage or anything else. Please refrain from using common areas for personal use.
- **TRASH CANS.** Many people keep their trash cans on their driveway or otherwise visible from the street. All homeowners agreed to the covenants of this neighborhood when your home was purchased. These covenants require that trash cans be hidden from view of the street.

10 No incinerator or trash burner shall be permitted on any Lot. No garbage or trash can or container or fuel tank shall be permitted unless completely screened from view, except for pickup purposes. No garden, lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling or suitable storage facility, except when in actual use. No garbage, refuse, rubbish or cutting shall be deposited on any street, road or Lot. No clothes line shall be permitted outside of any dwelling at any time. Produce or vegetable gardens may only be maintained in rear yards.

They should be kept in your garage or otherwise screened from view on the side of the house by a lattice or other type of cover. There are many types of covers available made specifically for this purpose. If in doubt, contact your HOA for pre-approval. Southern Pines covenants is available here:

https://www.performancemanagementomaha.com/files/ugd/8c80bb_e78a2eef12734241894e4e594a8cd37e.pdf.

- **HOLIDAY DECORATIONS.** It has been brought to our attention that a few homes in the neighborhood have non-permanent, hanging holiday lights/decorations still up. To maintain the integrity of our neighborhood, we kindly request that non-permanent holiday lights/decorations be removed outside of that respective season. Any questions—contact your SPHOA as directed above.
- **SPEEDING.** As mentioned in the minutes from the 3/16/2022 meeting, there has been excessive speeding in our neighborhood, especially on So. 168th Ave. and So 169th St.—down the hill toward the north end. The SPHOA inquired to the SID and the Sarpy County engineer about installing speed bumps on these streets. A speed study was conducted and The SPHOA was informed that the study does not warrant speed bumps anywhere in our neighborhood. We cannot install them even on our own dime. The best the engineer could offer is that Sarpy County Law Enforcement might be able to patrol the neighborhood and/or put up a temporary speed sign. PLEASE REMEMBER: The speed limit in residential neighborhoods is *****25MPH*****.

For the safety of the many children in our neighborhood and for everyone, SLOW DOWN before someone is injured or killed! Drive as if it were your child or loved one in danger of being hit by a car.

OK, that's our newsletter for now. We are all SOOOO glad that summer is here and look forward to everyone getting out of the house and enjoying this weather and our beautiful neighborhood. As always, feel free to reach out to The SPHOA with any questions or concerns.