

Woodlands Homeowners,

Hello and Happy Holidays. We hope this note finds you healthy and happy.

In 2019, a completely new Woodlands Homeowners Association (HOA) Board was voted into office. Current board members are:

Lisa Ellis - President

Rusty Olson - Vice President and Treasurer

Leslie Anderson - Secretary

Ron Anderson and Jack Young - Board members

It is important to note that board members serve in a volunteer capacity, and as such, are not paid for their time or service. Also, to avoid conflicts of interest, no board member or immediate family member will receive payment as a vendor for any services. We were elected to serve you and we take great pride in our role to give back to our neighborhood.

New Website

In 2019, we launched a new website for the Woodlands HOA. The new website is www.thewoodlandsomaha.com. We will pay \$11.99 each year for the domain name and \$1 or \$2/month for storage. The website was built by a Woodlands resident at no cost. He has also agreed to maintain the website at no charge. On the website you can find meeting minutes, covenants, by-laws, useful links and how to contact us. It is inspiring to see what can be accomplished when our neighbors step up and serve - what a fantastic neighborhood we have.

Roundabout

In the Spring of 2019, the board received three bids to maintain the roundabout. Two bids came in at around \$2,000 and a third bid for around \$800. At the time the board opted to maintain the roundabout with volunteers. This worked fairly well, but the weeds were fierce. Unfortunately, no protective barrier was installed to prevent weeds from popping up in the roundabout. We also have several spots where we could use more plants to fill the space. The board will again ask for bids to maintain the roundabout. Once we have those, we will decide what is best going forward.

Budget

The board has taken a detailed and critical eye as we have carefully reviewed previous HOA expenditures. We are working diligently to make sure our HOA dues are spent in the most cost-effective way possible. As noted above, we eliminated a large expense for website maintenance. We are also considering eliminating Quick Books. We pay nearly \$300 a year for this service, and we believe it can be done just as easily with an excel spreadsheet. We will keep you updated on our progress. The 2020 proposed budget is posted on the website.

2020 Activities

Now that we have our budget under control, we are proposing the following activities for 2020:

- Neighborhood garage sales - no cost
- Shred event - estimated at around \$200 if we partner with a neighboring subdivision
- Neighborhood clean-up - cost TBD
- Holiday lights contest - no cost

Again, if you have suggestions, please let us know. This is YOUR neighborhood!

Dues

As mentioned above, our expenditures will be lower in 2020. Given that, we are excited to announce that we will have a **reduction** in 2020 HOA dues. **Dues will be reduced from \$30/year per lot to \$25/year per lot. The 2020 due payment sheet is included in this letter. Dues are due by February 1, 2020.**

Thank you for your patience as it has taken us some time to thoroughly evaluate each and every expense over the last year and previous years. We feel we are on solid ground going forward to make our neighborhood the best it can be with judicious spending in place.

Thank You

Thank you for your trust and confidence to lead the Woodlands HOA. We love our neighborhood and have truly made some lifelong friends here. The board values your input and opinions, please do not hesitate to reach out with comments, questions and suggestions at woodlandshoaomaha@gmail.com.

Sincerely,

The Woodlands HOA Board

Lisa
Rusty
Leslie
Jack
Ron