

January 2021

Woodlands Homeowners,

We know 2020 has been an interesting year and for many has brought challenges regarding health, employment, education and more. From our families to yours, we wish you a safe, healthy and happy 2021!

Current board Woodlands HOA board members are:

Lisa Ellis – President

Rusty Olson – Vice President and Treasurer

Leslie Anderson – Secretary

Ron Anderson and Jack Young – Board members

Board members serve two-year terms. The next Woodlands Homeowners Association (HOA) election will take place in May 2021. If you are interested in serving on the board, please reach out to a current board member.

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.

#### Dues

Dues for 2021 will remain the same as 2020 at \$25/year per lot. You can pay your dues on our website via PayPal or use the payment sheet included in this letter. If you have already paid your dues online, please disregard the payment sheet included in this letter. **HOA annual dues are due by February 15, 2021.**

#### Website

As a reminder we have a website for the Woodlands HOA. The website is [www.thewoodlandsomaha.com](http://www.thewoodlandsomaha.com). 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.

#### 2020 Home Sales

Ten homes within the Woodlands subdivision sold in 2020 with an average sale price of \$260,000. The highest home was sold for \$295,000 and the lowest was \$235,000. According to Zillow the typical home value of homes in the Omaha metro is \$213,210. Home values have gone up 7% over the past year (Oct. 2019 – Oct. 2020) and Zillow predicts they will rise nearly 6% in the next year.

#### 2020 Activities

In 2020 we held neighborhood garage sales, rented a dumpster and got the roundabout looking good again. The dumpster was so popular the first one filled up in a day and then we rented a bigger one. We plan to do this again in the spring.

### **2021 Activities**

We are proposing the following activities for 2021:

- Neighborhood garage sales – no cost
- Shred event – estimated at around \$200 if we partner with a neighboring subdivision
- Neighborhood clean-up – cost \$400+ for a large dumpster

If you have activity suggestions, please let us know. This is YOUR neighborhood!

### **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](mailto:woodlandshoaomaha@gmail.com).

Sincerely,

The Woodlands HOA Board

Lisa  
Rusty  
Leslie  
Jack  
Ron