

January 15, 2022

Woodlands Homeowners,

Hello and Happy New Year! We know 2021 has been another interesting year. We hope despite challenges you had time to work hard, make memories and spend time with those you love. We wish you a safe, healthy and happy 2022!

Current board Woodlands HOA board members are:

Lisa Ellis – President
Rusty Olson – Vice President and Treasurer
Leslie Anderson – Secretary
Ron Anderson – Board member

As you know, board members serve two-year terms. The next Woodlands Homeowners Association (HOA) election will take place in May 2023. 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 2022 will remain the same as 2021 at \$25/year per lot. You can pay your dues on our website via PayPal or use the payment sheet included in this letter. **Please pay your dues by February 25, 2022.**

Website

As a reminder we have a website for the Woodlands HOA. The website is 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.

2021 Home Sales

According to the Douglas County Assessor's website, 11 homes within the Woodlands subdivision sold in 2021 with an average sale price of \$304,000. The highest home was sold for \$341,000 and the lowest was sold for \$273,000. In 2020, ten homes sold with an average sale price of \$260,000 – the highest sold was \$295,000 and the lowest price sold was \$235,000.

2021 Activities

In 2021 we held neighborhood garage sales, rented a dumpster and maintained roundabout. We'd also like to do the dumpster rental at least once in 2022 and maybe a shred day. What events and/or activities would you like to see done in the neighborhood? Let us know!

Email Needed

We'd like to send as many of these letters as possible via email. Please send us your email to: woodlandshoaomaha@gmail.com. Thank you for help!

Thank you for your trust and confidence to lead the Woodlands HOA. 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 & Ron