

January 2024

Woodlands Homeowners,

Hello and Happy New Year! We hope this note finds you healthy, happy and ready to take on another year.

Current Woodlands HOA board members are:

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

Board members serve two-year terms. The next Woodlands Homeowners Association (HOA) election will occur in May 2025. If you are interested in serving on the board, please get in touch with a current board member.

It is important to note that board members serve in a volunteer capacity and 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 take great pride in giving back to our neighborhood.

### **Dues**

Dues for 2024 will remain the same as in 2023 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 15, 2024.**

### **Website**

The Woodlands HOA website is [www.thewoodlandsomaha.com](http://www.thewoodlandsomaha.com). A Woodlands resident built the website at no cost and maintains the website at no charge. On the website, you can find meeting minutes, covenants, by-laws, valuable 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.

### **2023 Home Sales**

According to the Douglas County Assessor's website, 11 homes within the Woodlands subdivision sold in 2023 with an average sale price of \$342,000. The highest home was sold for \$400,000 and the lowest for \$310,000.

In 2022, 12 homes sold with an average sale price of \$327,000 – the highest sold was \$390,000 and the lowest sold was \$276,000.

### **2023 Activities**

In 2023 we held neighborhood garage sales, rented a dumpster and maintained a roundabout. We recently also hosted a donut food truck in the neighborhood. What events and activities would you like to see done in the neighborhood? Let us know!

### **Email Needed**

We want to send as many of these letters as possible via email. Please send us your email to: [woodlandshoamaha@gmail.com](mailto:woodlandshoamaha@gmail.com). Thank you for your help!

Thank you for your trust and confidence in leading the Woodlands HOA. The board values your input and opinions; please do not hesitate to reach out with comments, questions and suggestions at [woodlandshoamaha@gmail.com](mailto:woodlandshoamaha@gmail.com).

Sincerely,

The Woodlands HOA Board – Lisa, Rusty, Leslie & Ron