

January 2025

Woodlands Homeowners,

Hello!

Current Woodlands HOA board members are:

Open – 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 2025 will remain the same as in 2024 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 April 15, 2025.**

Website

The Woodlands HOA website is 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.

2024 Home Sales

According to the Douglas County Assessor's website, 19 homes within the Woodlands subdivision sold in 2024 with an average sale price of \$333,000. The highest home was sold for \$400,000 and the lowest for \$260,000.

In 2023, 11 homes sold with an average sale price of \$342,000 – the highest sold was \$342,000 and the lowest sold was \$310,000.

2024 Activities

In 2024 we held neighborhood garage sales, rented a dumpster and maintained a roundabout. 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: woodlandshoaomaha@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 woodlandshoaomaha@gmail.com.

Sincerely,

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