Village Green GazEtte

September 2019

July 2019

227 Arbor Court, Omaha, NE 68108

villagegreentownhouses.com

402-345-5610

admin@vgti.omhcoxmail.com

Office Hours M-F 1:00-5:00pm

President Ron Hug ronhug@hotmail.com

Vice President Dean Davidson dean.e.davidson@gmail.com

Treasurer Larry Pollack lpollack153@gmail.com

Facilitator Jonathan Aaltonen jonfinn76@yahoo.com

Secretary Sherri Galovich bsgalovich@gmail.com

At Large Katrina Schmidt katrina.schmidt@gmail.com

At Large Heidi Hermanson HeidihermansonOPS@gmail.com

MESSAGE FROM THE PRESIDENT RON HUG

The text alert system is in place as of August 23rd, 2019. This is to provide an added security measure for all residents, and is safe and easy to subscribe. To subscribe, text “vgalerts” to “474747”. Village Green will send alerts out when necessary.

ANNUAL MEETING INFORMATION

At the August Board Meeting, the Board of Directors approved a 6% increase in HOA dues effective January 2020. This will help Village Green cover costs for the expected 20% hike in MUD costs that will take affect in January 2020. This increase will also help us recover funds for projects planned over the next 5 years that were discussed in the Comprehensive Improvement Plan that you all received in your mailboxes on August 9th.

The Annual Board Meeting date has been set for Tuesday, October 1st at 7pm. This board meeting is also the Election Date for the two open spots on the board. The Annual Board Meeting will be held in the Club House. As this is a business meeting only, those that are the certificate holders (members) only are encouranged to attend.

Those interested in running for election or reelection to the Village Green board need to provide their resume to the office to be put on the ballot no later than the close of business 5pm CST September 10, 2019. This is the cutoff date, at which time ballots will be finalized.

Each member (certificate holder) shall have the right to cast one vote per household, either in person on election day or by absentee ballot, never more than one vote per household. The vote of the majority of those present, in person or by absentee ballot, shall decide the election. No member shall be eligibile to vote or to be elected to the Board of Directors who is shown on the books or management accounts of the Coorporation to be more than 30 days delinquent in payments due to the Corporation under the Occupancy Agreement.

Noteworthy Happenings Around Village Green

Lauritzen Gardens will be contucting prescribed burns from August 20-November 30, 2019 with the objective of restoring their natural areas and improving our prarie habitat.

Size: 1 to 6 acres

They do this to manage and enhance Nebraska’s native landscapes. These controlled burns will encourage the growth of many beneficial grasses and wildflowers. You may see or smell smoke on the day of the fire, some traces of which may linger over the following few days. All local authorities and pertinent offices have been notified, so please do not report the burns. If you would like more information, feel free to stop by the Village Green Office.

Parking Lot Painting – Maintnenance will be starting to paint the fire lanes, followed by the parking stalls this week. Please be advised that they will be blocking off parking stalls with cones to allow the paint to dry. We ask that you move your vehicles to visitors spots in Village Green during this process.

Playgrounds – The playgrounds are getting refinished with railroad ties as well as new pea gravel this month. Thank you for your cooperation as some playgrounds may be closed for short periods of time.

We have 160 of 190 unit composition forms in the office, and are still missing copies of condo insurance from 90 members. You can find the unit composition form on our website, and we have copies in the office as well. For those of you without condo insurance on file, please send an emailed copy or drop a copy off to the office mailbox. This is part of your occupancy agreement at Village Green.