

# THE GROVE HOMEOWNERS ASSOCIATION

March 31, 2017

Dear Property Owner:

The following is an update regarding The Grove Homeowners Association, including information regarding the 2017 assessment from the Association.

## **Annual Meeting**

The annual meeting of the Association was held on February 22, 2017 at Elkhorn Ridge Middle School. Thank you to all who attended.

Members owning 23 lots were present in person or by proxy for approval of the budget and election of the Board of Directors.

David Mayer, Vice President of the Association, acted as Chairman of the meeting, and Ray Filipowicz, Secretary of the Association, acted as Secretary of the meeting.

Mr. Mayer began with a general discussion of the Association's activities since the last annual meeting. Scott Wedergren, Treasurer of the Association, also gave a financial report.

Mr. Mayer then answered questions from the Members on various topics.

Mr. Mayer then directed the Members' attention to the next item on the agenda, the approval of the Association's budget for 2017. Mr. Mayer discussed the 2017 budget as proposed by the Board of Directors. After answering questions regarding the proposed budget and related matters, Mr. Mayer invited the Members to cast their votes with respect to the proposed budget. The budget was approved by the Members by a vote of 22 to 0.

Mr. Mayer then directed the Members' attention to the next item on the agenda, the election of directors. Mr. Mayer noted that there is one vacancy on the Board which needs to be filled and that the Association's Nominating Committee had nominated Mr. Wedergren to fill that vacancy. Mr. Mayer then invited the Members to cast their votes regarding the election of directors. The votes were cast as follows:

Scott Wedergren – 23 votes

Scott Wedergren, being the candidate receiving the most votes, was elected to the Association's Board of Directors, to serve for a three-year term.

## **2017 Assessment**

Based on the budget approved at the annual meeting, the Association's Board of Directors fixed the annual assessment for 2017 at \$150.00 per lot. An invoice for your assessment is enclosed and payment is due by May 1, 2017. Please remit payment to "The Grove Homeowners Association", c/o McFarlin & Brokke, P.C., 1910 S. 72nd Street, Suite 200, Omaha, Nebraska 68124.

**Covenants and Architectural Approval**

The Board wishes to remind property owners of the restrictive covenants applicable to all lots in The Grove. The covenants were adopted for the purpose of protecting our property values and ensuring that The Grove remains a pleasant and desirable community, so it is in the interest of all of us to make certain that the covenants are honored. A brief summary of some of the key provisions contained in the covenants is enclosed for your reference.

Please also remember that, before undertaking any construction or landscaping project in your yard or on the outside of your home, approval of the Association’s Architectural Committee must be obtained. You can contact any of the Board members listed below to seek the necessary approvals.

**Questions and Further Information**

Please visit the Association’s website located at [www.thegroveelkhorn.com](http://www.thegroveelkhorn.com) for additional information regarding The Grove and the Association. Members of the Board of Directors can also answer questions you may have about the neighborhood. Questions are frequently received regarding burned out street lights and the location of mailboxes. If you become aware of any burned out street lights, you may alert OPPD and if you have questions about where to place your mailbox, you should contact the US Postal Service. If you have any other questions, you may contact any member of the Board. Contact information for the Board of Directors is below.

Thank you for the opportunity to serve you and make our community stronger!

Sincerely yours,

The Grove Homeowners Association  
Board of Directors

<b>Names and Contact Information for the Association Officers/Representatives</b>	
<b>David Mayer</b> , 2017 President of the Association. David also serves as a board member for SID #438.	<a href="mailto:dmayer@ddlawgroup.com">dmayer@ddlawgroup.com</a>
<b>Eric Bauer</b> , 2017 Vice President of the Association. Eric also serves as a board member of SID #438.	<a href="mailto:ebauer@schemmer.com">ebauer@schemmer.com</a>
<b>Scott Wedergren</b> , 2017 Treasurer of the Association. Scott is also a board member of SID #438.	<a href="mailto:Scott.Wedergren@FirstSavingsBank.com">Scott.Wedergren@FirstSavingsBank.com</a>
<b>Ray Filipowicz</b> , 2017 Secretary of the Association.	<a href="mailto:rfili@cox.net">rfili@cox.net</a>
<b>Adam Flanagan</b> , 2017 Director. Adam is also a board member of SID #438.	<a href="mailto:aflanagan@kuehlcapital.com">aflanagan@kuehlcapital.com</a>
<b>John M. Proski</b> , attorney hired by the Association to assist with operations and legal issues related to the Association.	<a href="mailto:jproski@ddlawgroup.com">jproski@ddlawgroup.com</a>