

BLACKHAWK HOMEOWNERS' ASSOCIATION MEETING
1 Mar 20 HOUSEHOLDS REPRESENTED
HOMEOWNERS' DUES, ENTRANCE, COVENANTS, ELECTIONS and MORE

The meeting was called to order at 7:00 p.m.

Treasury Report Oct 21 – Dec 18, 2008

Beginning Balance:		\$7,789.23
Expenses:		
	Penton Enterprises	\$81.25
	OPPD	\$79.64
	Erica Lunde	\$25.00
	Penton Enterprises	\$81.25
	OPPD	\$58.80
	DP Wiegand (Dues Mailings, postage)	\$149.00
	OPPD	\$62.17
	Bill Betz (Dog bags for park)	\$242.38
	Wells Fargo service charge	\$4.75
	OPPD	\$57.53
	Wells Fargo (Deposit slip reorder)	\$5.99
	Subtotal:	\$-847.76
	Credits (Annual Dues)	\$+10,332.00
Total:		\$17,273.47

OLD BUSINESS

Introductions – Everyone introduced themselves. All Blackhawk residents are invited to the meetings.

Secretary's Report — Newsletter/minutes were approved.

Treasurer's Report – Approved see above. 24 families are delinquent on BHOA Dues, notices will be sent out.

Welcoming Committee – Nothing new to report.

Fountain – Mike Kenyon did a FANTASTIC job on the fountain last year! Over the winter, someone broke pipes in the back of the fountain, Mike estimates \$250 to get fountain running. There was discussion on the future of the fountain – turn into planter, upkeep of planter, etc. It was noted that Blackhawk is the only neighborhood in Sarpy County with a fountain and last year was the cheapest year to run thanks to Mike. Also, Mike has determined the fountain seems to be leaning. Stacen Gross will look at contacting a company like Thrasher or Midwest Mudjacking to see if it can be shored up.

Front Entrance – The cost of maintaining the flower beds has seemed to rise steadily over the last several months. BHOA has contacted Mr Lunde who has done maintenance in the neighborhood and in coordination with Cheryl Stensby will maintain the front entrance flower beds. New cost estimate to upkeep, \$1000 to \$1500 a year. Also, the birch tree at the front entrance was treated for possible disease.

NEW BUSINESS

SID – Shelly Dart present. Park vandalism was brought up. SID is taking bids on bridges. New ordinance on fire pits may prevent rebuilding old fire pit that was vandalized. There are lights that were shot out at the park, SID taking bids to fix. IF you see something, call the police.

Items from floor –

Covenants – A new neighbor wanting to open child care in home. This is in conflict with BHOA covenants. After extensive discussion on the subject, a motion was made to have a committee led by Ken Hurt to work on an amendment to the covenants to gain a majority vote for businesses. 76 households will need to agree to proposal, which includes small efforts like babysitting, Avon, etc. Anyone wishing to be on committee, contact Ken.

FACEBOOK – BHOA is going to the worldwide web! Stacen Gross has set up a Facebook page! This will be the place to go to see future newsletters, contact info and neighborhood news! Contact Stacen to get link to site!

ELECTIONS!!!! BHOA have a **NEW President** – Stacen Gross, a **New Vice President** – Sheri Koski, and a **New Secretary** - Lynn Moser!!!! Dave Wiegand had previously volunteered to be Treasurer! **THANK YOU TO ALL THE NEW BOARD MEMBERS!!!**

We bid a fond farewell to Mike Kenyon who did a **FANTASTIC** job as President, working tirelessly all hours of the day (3am fountain repair) to support Blackhawk! Ken Hurt as Vice President (and former President) for all the hard work and efforts! Thanks again to Lynn Moser, who after 11 years, relieved me as Secretary!!

Watch for street sweeping, keep cars off road.

Next MEETING on May 3, 2012, starting at 7:00pm at Leonard Lawrence School – Library

BHOA ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

The Architectural Control Committee (ACC) will be touring the neighborhood every month. The ACC is committed to keeping Blackhawk attractive while upholding the Covenants and architectural standards of the neighborhood in an impartial and fair manner. Lawn care includes regular mowing, weed control, maintenance of flowerbeds and maintenance of trees, trimming of trees and shrubs, edging, and debris removal. Lawn debris must be disposed of through the trash service or taken to the dump. Clippings should be enclosed in paper or plastic bags. Limbs are not required to be bagged, but should meet the standards of your trash service. Trash bins must be screened from view, except for pickup purposes. Snow should be removed from sidewalks within a day of a snow event. Normal household trash and recycle bins may be placed at the curb the evening before scheduled pickup. Bins must be out of sight by the morning following pickup (e.g., for a Tuesday pickup: Trash bin out on Monday evening and out of sight by Wednesday morning). ALL trash, rubbish, debris, clutter, and the like must be out of sight from the street at all other times. This includes any area that can be viewed from the street (e.g., front yards, porches and side yards). Our covenants also preclude cars and the like from being habitually parked on the street or driveway. This not only ensures a clutter-free and safe viewing distance, but also more importantly, removes a hazard that could contribute to an accident to a child. [See Covenants for specific guidelines] If you are planning any exterior home improvement that involves a change to the residence or property such as, but not limited to: fencing, patios, patio enclosure, rock garden, tree house, television antenna or dish, flag pole, sunrooms, swimming pool, sheds or other exterior improvement you must submit a change request in writing to the Blackhawk Homeowners Association or its assigns for approval. The approval or disapproval will be in writing and will be completed within fifteen (15) days after submission of said plan. If you would like to report a violation in the neighborhood, please contact an ACC member for a form to be completed. Your name will not be used, but is required. If you receive a notice either in person, or by post, please remember this is not personal. As stated before, we will enforce the rules impartially. The ACC is composed of unpaid volunteers selected to be your watchdogs. You chose to reside in a neighborhood with covenants, more than likely because this is a desirable and attractive location; please help us keep it that way. It is just as hard for us to cite our friends and neighbors as it is for you to receive a citation. We know that most of you will receive a reminder in the spirit in which it is given and rectify the situation quickly. However, if compliance is not forthcoming, the association has the right to rectify the problem at the homeowner's expense and/or place a lien against the property. We believe that each resident has the best intentions of keeping the neighborhood attractive and by doing so, protect our individual investments. The ACC thanks you for your support.