

Blackhawk Homeowners Association Meeting Minutes

June 18, 2016

Blackhawk Park Pavilion

Meeting was called to order at 7:00 pm, by President Stacen Gross. Vice President Sheri Koski, Secretary Lynn Moser, present as well as residents as shown on attached sign in sheet. Treasurer Dave Wiegand, was absent from meeting due to another commitment. Everyone in attendance introduced themselves. All Blackhawk residents are invited to attend the meetings.

Treasurer's Report

Beginning Balance: **\$19,051.88**

Expenses:

Gross Family (Park Cleanup Labor)	\$120.00
Koski Family (Park Cleanup Labor)	\$80.00
Bayne Family (Park Cleanup Labor)	\$40.00
Keith Family (Park Cleanup Labor)	\$30.00
Pancoe Family (Park Cleanup Labor)	\$20.00
Wiegand Family (Park Cleanup Labor)	\$30.00
Brian Hackney (Park Fly Control)	\$159.86
OPPD (Apr)	\$52.69
OPPD (May)	\$52.94
Trees, Shrubs & More (Tree Planting)	\$2,658.90
S&W Fence (Stop Signs)	\$4,400.00
Subtotal:	-\$7,644.39

Credits:

Dues	+ \$756.00
NRD (Tree Grant)	+\$2,500.00

As of 14 Jun 2016: 141 homeowners paid in full for 2016

9 homes remain unpaid for 2016 (listed below):

2503 Blackhawk Dr
2602 Blackhawk Dr
2704 Blackhawk Dr
2910 Sheridan Rd
2911 Sheridan Rd
2913 Schuemann Dr
2918 Courtney Dr
2812 Courtney Circle
13308 S. 28th St
13312 S. 28th St

Total: **\$14,663.49**

Secretary's Report

Meeting minutes from the April 21, 2016 were approved, motion made by Bill Betz and second was made by Ken Hurt, and passed with yea vote. The residents discussed that this was a larger number than in previous years at this time, it was brought for a motion to put liens against the homeowners who have yet to pay by Ken Hurt and second by Bill Betz. A final notification will be made to the remaining households via Nextdoor and liens will be filed if no response is provided by July 15, 2016. Stacen Gross reminded everyone at the meeting that the Homeowners Association and the requirement that all 150 households in the neighborhood pay **ANNUAL DUES ARE REQUIRED AND NOT OPTIONAL** since The HOA and dues was established in the original Subdivision Agreement with the City of Bellevue because the City does not normally allow neighborhoods to have more upscale amenities like the fountain and park trail and lighting for fear that they will someday be forced to maintain these items. The purpose and intent of the HOA and annual dues is to maintain these upscale features of the neighborhood in perpetuity even after future annexation by the City of Bellevue.

Welcoming Committee Report

Wow we are truly excited to see all the new neighbors who are moving into our great subdivision!!! Sheri Koski has been greeting the neighbors and inviting them to the meetings and they came to our meeting, we love getting to know all the new neighbors, coming to the meetings is a great place to get to know who lives around us and find friends!!!! Sheri has spoken with the new residents who moved into the house at 2904 Blackhawk Dr, their names are Barbra and Ernest Johnson, welcome to Blackhawk we hope you will have a great experience living here in the subdivision. Shout out to Sheri for a great job!!! There is a new form that Stacen Gross has designed on our website that has all of the pertinent information for new residents. Please check it out at www.blackhawkhomeowners.org A copy is attached to the meeting minutes as well. We would love to hear some feedback regarding the neighborhood garage sale, drop us a comment online as well!!!

Architectural Committee Report

There is not a lot going on right now except we would like to remind our neighbors of the requirement that your trash and recycling carts not be visible from the street except for trash day! Also with our kids walking to and from school we would like to remind our neighbors to trim back trees and bushes to ensure that our kiddos are seen, would hate to see something happen to our children!!! Thanks for keeping your yards looking great! Also attached to the minutes are the Architectural Guidelines. Please read through them as they are intended to keep our neighborhood looking beautiful which will ultimately help protect our property values! Lastly, **THE FIRE PIT IN THE PARK IS NOT A DUMP SITE, PLEASE DO NOT PLACE YOUR TREE BRANCHES IN THE FIRE PIT! PLEASE DISPOSE OF THEM PROPERLY!**

SID Board Report

Park Bridge Repairs — The work on the bridges has been complete and they look wonderful! There are a few small areas of concern we will have addressed and fixed in a timely fashion, SID board has released the money to pay for the improvements that were made. Get out and see how wonderful they look!!!

Mowing & Turf Care — There have been some concerns with the current lawn care company that was hired after our longtime resident Peggy Henry moved away and is no longer mowing the park. The current contractor, Royal Lawns from Waterloo, NE has been terminated for lack of satisfactory performance and a new local contractor has been hired. The new contractor is Four Alarm Lawns and one of their employees is Nathan Schenk who grew up in the neighborhood and actually used to help Mrs. Henry with the mowing. We think the new contractor will do a much better job!

Park Sprinkler System - Another issue in the park is the sprinklers! At this time some of the zones on the south side of the creek are not working due to a problem with the system. Millard Sprinkler has been notified and they will be making repairs in the immediate future. The timing of the sprinklers will also be adjusted to run very early in the AM to have minimal impact on residents that use the walking trail through the park.

Regional Trail Construction Update — Work is progressing and moving towards and around the Blackhawk Park area. We can expect completion by late Summer or early Fall. Our neighborhood opted out of the regional trail project to avoid a large financial commitment with no benefit since our portion of the trail is already complete.

Annexation — No news is good news! Reports from our contacts on the City Council indicate that Bellevue is considering 2-3 neighborhoods for possible annexation this Fall, but Black hawk is not on the list!

Emerald Ash Bore Mitigation Plan — Our current tree contractor has indicated that he did not think there are any Ash trees in the park, although after further investigation by Bill Betz and another tree contractor, it appears that we have 8-10 Ash trees scattered throughout the park. The current plan will be to monitor the trees and determine the need to treat them or remove them later this Fall.

Old Business

Stop Signs 26th & Blackhawk Dr – At a previous meeting we had addressed replacing the temporary stop signs with the decorative stop signs that match the rest of the subdivisions, we are happy to say that work has been completed!

Fly Traps In The Park — One of our residents, Brian Hackney, volunteered last Fall to help us to control the flies that were causing a problem near the Park Pavilion. Brian has purchased a quantity of fly traps that he will be installing and monitoring in the park throughout the Summer. We would like to thank Brian Hackney for his hard work with this!!!

New Business

Scanning of Old Meeting Minutes — We discussed the possibility of either shredding or scanning the old meeting minutes to get rid of the hard copies that we have stored throughout several homes. At this time no formal motion was made to do anything so we will keep the meeting minutes as they are for now!

Public Comments

Oakhurst SID 186 Park Maintenance — A question came up regarding the maintenance of the portion of the park west of 29th street and dead trees in that section of park that are in the back yards of our residents. Our SID 147 has an interlocal agreement with SID 186 whereby our SID arranges for mowing, turf care, sprinkler system maintenance and snow removal with SID 186 paying 50% of the costs. Thus far things have worked out fairly well, although recently SID 186 has become somewhat non responsive to our requests to deal with trees in our neighbors rear yards and other minor issues. We think there may be some animosity or hard feelings that our SID did not help cost share the regional trail project. As a result, our SID is going to re-evaluate the terms of the interlocal agreement in January 2017 to make sure that it is fair and equitable to both neighborhoods.

Nextdoor App — We want to encourage residents to use the Nextdoor app <https://blackhawkne.nextdoor.com> to see what people in our subdivision and neighboring subdivisions are doing. This app is intended to replace our old neighborhood directory as the app

allows you to privately message your neighbors and share information without having to update and maintain a hard copy book.

Lights in Pavilion — We have a light over the grill in the pavilion that will need replacing.

Trimming the creek—we are hoping that this will be taken care of with the new mowing company!!!

SID 147 Meeting Minutes — Meeting minutes for the SID Board were requested to be put online as well as the Homeowners Association minutes to allow the residents to keep apprised of the dealings in the subdivision!!!

Speed limit Signs — New speed limit signs were installed last year at all entrances to the neighborhood.

The date of our next meeting is going to be around August 18, 2016!!!!

Meeting adjourned at 7:41 pm.

Please come we would like to see you at the meetings!!! It is a great place to get to know our fellow Blackhawk residents!!

Meeting Attendance

Name	Address
Lynn Moser	2607 Blackhawk Dr
Shen Koski & Don	2805 Sheridan Rd
Bill Betz	2813 COURTNEY CIR
Ken & Kathy Hurt	2617 Blackhawk
Roger Keith	2918 Blackhawk Dr
David Nieros	2924 Blackhawk Circle

Some information to share with our residents!!!
BHOA ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

The Architectural control committee (ACC) will be touring the neighborhood every month. The ACC is committed to keeping Blackhawk Subdivision 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 flower beds and maintenance of trees, trimming of trees and shrubs, edging and debris removal. Lawn debris must be disposed of through the trash services 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. 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 pick up trash bin goes out on Monday evening and removed 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). Snow should be removed from sidewalks within a day of snow event. Our covenants also preclude cars and the like from being habitually parked on the street or drive way. This 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 enclosures, 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, also check the Blackhawk Subdivision page for forms needed as well. Your name will not be used, but is required. If you receive a notice in person or by post please remember it is not personal. As stated before we will enforce the rules impartially.

The ACC is composed of unpaid volunteers selected to be your watch dogs. 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 neighbor 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 homeowners 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.

Hello and welcome to the neighborhood! Check out our website and social media!

Website	www.blackhawkhomeowners.org
Facebook Page	https://www.facebook.com/groups/240620026031215/
Nextdoor	https://blackhawkne.nextdoor.com/login/

Meet our Homeowners Association Board...

Stacen Gross, President (402) 321-0817 sgross@blackhawkhomeowners.org	Sheri Koski, Vice President (402) 291-7800 koskifam@cox.net
Dave Wiegand, Treasurer (402) 292-0265 dwiegand@blackhawkhomeowners.org	Lynn Moser, Secretary (402) 502-7215 blbac@yahoo.com

Trash Service

Basic trash and recycling service is provided to our residents at no cost through our SID by Premier Waste Solutions. Each home can have 2 carts at no cost which can be a green recycling cart and a black trash cart or 2 black trash carts. Additional carts for yard waste can be rented for \$3/month by contacting Premier at (402) 339-1229. Carts must be stored so as to not be seen from the street except on trash day. Trash pick-up is on Tuesday mornings. Only trash and yard waste placed in a cart will be taken by the hauler.

Law Enforcement

Blackhawk is not part of the City of Bellevue so we receive law enforcement services from the Sarpy County Sheriff (402) 593-2288. For emergencies always call 9-1-1.

Snow Removal

Since we are not part of the City, our snow removal is handled by the Sarpy County Public Works Department (402) 537-6900.







Making Changes To Your Home's Exterior?

Some changes to your property like fences, sheds, decks, etc...require review by our Homeowners Association Board and may require a permit. Please tell us about your project at <http://www.blackhawkhomeowners.org/construction-improvements-review/>

SID 147 Contacts

Sid #: 147 - Black Hawk (S1/2NE1/4 & pt of SE1/4 Sec 9 T13N R13E)

Annexed by City of Bellevue 11/13/2008* De-annexed 3-31-09

Position	Name	Phone #
Chair	Stacen Gross	(402)292-2583 
Clerk	Rick Scofield	(402)293-0744 
Trustee	Allen Klostermeyer	(402)981-4526 
Trustee	David Nieves	(402)292-1221 
Engineer	Thompson Dreessen & Dornier	(402)330-8860 
Attorney	Laughlin Peterson & Lang	(402)330-1900 
Accountant	Massman Nelson Reinig PC	NONE LISTED
Fiscal Agent	Ameritas Investment Corporaton	NONE LISTED

Link to SID Meeting Notices & Minutes

http://www.sarpy.com/clerk/SID_Docs/SID%20147/