

## Blackhawk Homeowners Meeting Minutes

August 18, 2016

We had 9 families in attendance, see attached sign in sheet  
Blackhawk Park Pavilion

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

### Treasurer's Report

**Beginning Balance:** **\$14,663.49**

#### Expenses:

OPPD – July \_\_\_\_\_ \$56.52

OPPD – Aug \_\_\_\_\_ \$63.76

Subtotal: \_\_\_\_\_ -\$120.28

#### Credits:

Dues \_\_\_\_\_ + \$336.00

**As of 14 Aug 2016:** 146 homeowners paid in full for 2016  
4 homes remain unpaid for 2016 (listed below):

2503 Blackhawk Dr  
2602 Blackhawk Dr  
2910 Sheridan Rd  
13308 28<sup>th</sup> St

**As of 8/19/2016, liens have been filed on the above properties for unpaid dues for 2016.**

**Total:** \_\_\_\_\_ **\$14,879.21**

### Secretary's Report

Meeting minutes were approved from the June 16, 2016 meeting. Motion made by Bill Betz and second was made by Terry White, and passed with a yea vote. The residents currently delinquent with their homeowner's dues are having liens placed against their homes. At present there are four homes. Stacen Gross remind everyone at the meeting that the Homeowners Association and the requirement that all 150 households in the neighborhood pay **ANNUAL DUES AND THE ARE REQUIRED AND Not OPTIONAL!!!** The HOA and dues were 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 entrance feature 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

We are truly excited to see the new neighbors and potential friends moving into our wonderful subdivision. Please pass the names along of new neighbors so we can get our Vice President Sheri Koski around to their home to welcome them with valuable information regarding the covenants in Blackhawk. Also Stacen Gross has designed our website that has all the pertinent information for new residents, please check it out at [www.blackhawkhomeowners.org](http://www.blackhawkhomeowners.org). A copy is also attached to the meeting minutes as well.

## Architectural Committee Report

We would like to remind everyone to cut back tree branches around sidewalk areas and by cross walks that affect our children getting safely to school, we would hate for something to happen to our little ones. We would just like to again remind residents **that trash cans are not allowed to be out in view from the street**, either they are to be stored in garages or behind a fence to block them from view, please do not place them in front of your garage doors either, the only proper way to store them is out of view from the street, letters will be sent out to the residents who are not storing garbage cans properly. Please help us to make our subdivision look great at all times!

## SID Board Report

**Park Tree Trimming** – Kimball Tree Service has completed the work in the park to trim trees and remove all low hanging branches. They did a great job!

**Park Sprinkler System** – We have struggled this season with the park sprinklers. Power issues seem to be the culprit with having the controllers maintain consistent operation and times on and off. We hope that Cat Electric and Millard Sprinkler will be able to come up with a solution.

**Regional Trail Construction Update** - Work is progressing on the trail south of Blackhawk extending from the pond in Oakhurst to the Two Springs neighborhood.

**Annexation** – Still no news on annexation by the City which means it will not happen this year. Discussion was had about the pros and cons of annexation. One of the cons is the City's desire to provide minimal park mowing and maintenance. We are hoping they will maintain the cutting of the grass especially since the regional trail extends through our park.

**Safety Fence** - The SID Board has approved the purchase and installation of a section of black 4' tall chain link fencing to be installed on top of the concrete box culvert under 29<sup>th</sup> street to keep kids and others enjoying the park from walking or riding bikes off the edge and into the creek. The total cost will be \$875. Work will be completed in about 3 weeks.

## Old Business

**Fly Traps in the Park** – We want to thank Brian Hackney for initiating our fly trap program in the park. It has definitely made a difference! Unfortunately, Brian has gotten orders and he and his family will be moving out of state. Stacen Gross will take over the responsibility of the fly traps, he has generously agreed to do that chore for our park, shout out to Stacen Gross for lending a hand!!!!

**Front Entrance Lighting**—The front entrance lights seem to be covered by the growth of the bushes, we have asked Cat Electric to see what type of lighting fixture we can use to update the look and move the lighting up off the ground, some suggestions have been LED lighting. We have budgeted \$1,000.00 for this work, hopefully it can be completed soon to enhance the front entrance.

## New Business

**Front Entrance Tree Trimming** – We have received a couple of comments regarding the “overgrown status” of the trees and landscaping at the front entrance. Kimball Tree service will be trimming the trees at a cost of \$500 and Trees Shrubs & More will be contacted to return for a Fall clean-up on all landscaping at the front entrance and the park entrances.

## Public Comments

**Dog off the Leash**—There have been numerous reports via email and via the Nextdoor app regarding an individual who walks his dogs in the park off their leash and when approached by a resident he gets angry and calls names and ignores the request to get his animals on the required leash. The Humane Society has been contacted and they will enforce our leash requirement. We just need to provide them with the license plate info and they will contact the man by mail and/or in person at his residence. **As of 8/29, the Humane Society has been provided with the plate number.**

**Speeding on 29<sup>th</sup> Street as well as Courtney Drive**—Residents have expressed concern over the speeds that drivers are getting up to on these streets, they pose a danger to individuals who walk as well as children crossing the streets going to and from school. The residents have asked about speed bumps, and President Stacen Gross expressed they are very costly and the requirements regarding parking around the speed bump makes it almost impossible to place them on the needed streets. A resident expressed that he has called out law enforcement and they came out and it did little to help the situation, but once they leave the problem starts up again. It was suggested that perhaps we could ask the SID BVoard to look at the feasibility of placing an additional stop sign in this area. Mr. Gross agreed to place this topic on the agenda for the next SID Board meeting.

**Trash Cans Hidden From View** - A concerned resident has asked about the requirement that residents place their trash carts out of sight except on trash day. Everyone in attendance agreed that this was unsightly and that it does not require that much extra effort to place them inside the garage or around the back of the house or to install some screening on the side of the house to store them out of sight. Residents that have their trash cans visible will be contacted via Nextdoor to remind them and if they are not on Nextdoor, they will be notified by mail. Our Vice-President Sheri Koski has agreed to compile a list of houses that will be contacted. Thanks to everyone that help to keep our neighborhood beautiful!!!

**Meeting adjourned at 7:34 pm. Next meeting will be October 20, 2016. Please come to the meetings it is a great way to express your concerns as well as meet your fellow neighbors!!!!!!**

## Meeting Attendance

Name	Address
Missy McCrue	2807 Sheridan Rd
Lynn Muser	2917 Blackhawk Dr
TERRY WHITE	2901 SHERIDAN RD
Bill Betz	2813 COURTNEY CR
Robert Keith	2918 Blackhawk Cir
David Nieves	2924 Blackhawk Cir
David Wiegand	2915 Blackhawk Dr
Sheri Koski	2805 Sheridan Rd
Jeanette Augustyn	2918 Courtney Dr

**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!**

<b>Website</b>	<a href="http://www.blackhawkhomeowners.org">www.blackhawkhomeowners.org</a>
<b>Facebook Page</b>	<a href="https://www.facebook.com/groups/240620026031215/">https://www.facebook.com/groups/240620026031215/</a>
<b>Nextdoor</b>	<a href="https://blackhawkne.nextdoor.com/login/">https://blackhawkne.nextdoor.com/login/</a>

**Meet our Homeowners Association Board...**

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

**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/](http://www.sarpy.com/clerk/SID_Docs/SID%20147/)