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Winter 2021

**HUNTINGTON PARK
HOMEOWNERS
ASSOCIATION
BOARD OF
DIRECTORS**

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2021

HAPPY NEW YEAR EVERYONE!

As we move forward into the new year, and transition with Lamb Property management, we wanted to give an update regarding the process. Over 500 homeowners have signed up online, giving their email addresses and contact information to Lamb. If you have not done this yet, please do, as this will be our final “hard copy” newsletter for the neighborhood. (If you do not have email, you can request a hard copy be mailed out you, but you will have to notify Lamb that this is your preference.) The covenant approval process is now up and ready to go, simply log into your account at lambhoa.com and go to the ACR button, fill out the form and you will be contacted regarding your request. In regards to covenant violations, Lamb and the board have developed a step by step process to notify a resident of a violation and the path to a resolution. Lamb is also, now paying all the incoming invoices for the HOA, and they will be collecting our dues. Residents will receive an invoice in the mail and will have the option to pay online or send in a check. All in all, the property management company is a positive asset for our neighborhood and all of the processes streamlined.

Hello Huntington Park Residents – from Lamb Property Management

Our goal is to make your community a great place to call home; the largest part we play in doing so is facilitating effective communication. Please utilize our homeowner portal, call our office, or email any issues, comments, or concerns you may have. We will ensure your message is communicated to the Board of Directors and help to find a resolution.

We have included our contact information below:

Scott Boyer: President – scott@lambhoa.com

Elizabeth Boyer: Property Manager – ACRs – elizabeth@lambhoa.com

Stacey Gebauer: Financial Manager – stacey@lambhoa.com

Apple Avina: Financial Manager – apple@lambhoa.com

Bryan Rowe: Licensed Broker and Maintenance Manager – bryan@lambhoa.com

Golda McClatchey: Administrative Assistant – golda@lambhoa.com

Office Number: 402-575-5525

Fax: 402-575-5860

After-hours emergency number: 402-677-6637

Website: lambhoa.com – Login to your homeowner portal here! Your homeowner portal includes access to association documents, requests for covenant approval, upcoming events, announcements, and you can pay your dues online.

WHY HIRE A HOA MANAGEMENT COMPANY?

The HPHOA board's key goal was to improve communication, implement best practices, realize efficiencies, and enhance the homeowner experience. As a start, the board began exploring solutions to improve communication such as updating the website, enabling email notifications and alerts, and other new avenues to enhance messages with our community. In order to fill these services, we quickly realized it created a need for a new vendor to provide new solutions. After talking with past board members and other HOAs, it was agreed that we should explore a HOA Management company. From there, we created a Request for Proposal to see which company would be the best fit, what value they could provide the association, and how they could enrich our interaction with the homeowners. The results from interviewing multiple vendors during this proposal process led to the decision to move forward to with LAMB HOA.



Lamb HOA, allows our association to leverage their technology, human resources, and experience to meet the boards goals. Now all communication, such as newsletters and annual billing has been moved to a digital platform while still allowing homeowners to receive communication by mail. In addition, they are providing an easy-to-use online portal to pay dues online, submit and track covenant violations, and submit Architectural Change Requests (ACR). The automation of these services saves the HOA time, paper, postage, and provides the board with digital access to all association records including financials.

Many residents asked the question “do we really need to pay a management company?”, and the HOA response has been “we are paying quite a few vendors today for similar services.” Our accountant and lawyer, for example, are performing much of the duties that are now being transitioned to Lamb HOA. Our accountant prepares financials, taxes, and performs the billing and collection processes. He also maintains all our contracts, communication, association records, lien filings, and real estate inquires. Our lawyer creates and sends covenant violation letters and disputes, as well as assisting the board with best practices and association advice. It is without question that over the years these two individuals have been invaluable to past and present board members, but we have found a more cost-effective way to consolidate services. Through the consolidation of most of our services to a single aggregator, Lamb HOA, the HPHOA can realize efficiencies for both the board and our community while still leveraging the expertise of other service providers as needed.

This decision was not made lightly and without careful consideration. The board will be monitoring how Lamb HOA performs for our community over the next year. The board is confident that after our review we will find that the HPHOA services have not only improved, but was also a cost-savings for the association.

LOTS OF EVENTS PAST, PRESENT & FUTURE

A huge thank you to Erika Rooney, our events coordinator, and her team that put together some really successful events this past year. Over 300 cars took advantage of the **shredding event** last Spring. It was very organized and easy to drop off items that needed shredding. The **Halloween Costume Parade** at the gazebo was also a big hit. The **food truck** was fun and much appreciated by all who attended. We had a lot of positive feedback and hope to continue it again this year. The **Dumpster Day** was also successful, again, a lot of residents dropped off junk and the dumpsters filled up really fast. We will make a couple of changes next time around, but, all in all, a great way for everyone to get rid of their junk!

If you have ideas that you would like to share with your Huntington Park neighbors please forward to a Board Member for approval and possible inclusion in our next newsletter.

ANNUAL MEETING – MAY 11, 2021

We realize all homeowners are waiting for some kind of annual meeting to take place. Unfortunately, due to COVID, we have not had the opportunity to have the meeting. We have now tentatively scheduled it for May 2021 and hope to be able to get together in person. Suggestions were made that the meeting be done via Zoom, however, the board has decided an “in person” meeting would be more appropriate. We have several board members whose terms are up this year. We are looking for volunteers to join the board. If interested please contact the President, Debbie Jensen to have your name added to the ballot. This is your chance to serve and be heard! All residents will be notified thirty days in advance by mail regarding the annual meeting time and location.

Upcoming Events: (all tentative depending on COVID)

Easter Egg Hunt is scheduled for Saturday, March 27th
Annual Meeting Tuesday, May 11 at 5 pm – location TBD
Shredding Event at the tennis courts—Saturday, May 15 from 10am-1pm

SOCIAL MEDIA AND HUNTINGTON PARK

The use of social media is a great way to stay connected with each other. It’s also fun to post pictures of our beautiful Neighborhood, fun activities and a way to meet new neighbors. We have a Huntington Park Facebook page “Huntington Park Omaha” please join if you haven’t already. The HPHOA will not be answering questions, concerns or complaints through these online apps. Please go to HPOmaha.com to find the HOA board members or the Lamb portal, Lambhoha.com for approvals for covenant changes and any other questions or concerns you have. Let’s enjoy our Neighborhood Facebook page by posting fun pictures and information for our community!



HUNTINGTON PARK STREET ENTRANCE WALLS



This last fall of 2020, the Huntington Park Homeowners Board of Directors were advised by a concrete construction contractor that all of the entrance walls on the streets into HP were in need of some major repair and renovation if they were to remain in good condition for the next few years. No repairs had been given to the walls since they were originally built.

Concerns regarding water penetrating the walls caused problems that included some wall shifting, broken bricks, deteriorated grout, cracks running from top to bottom of some walls and lack of waterproof grouting along the top of the walls.

After getting bids, the HOA board employed Masonry Construction Inc. to renovate. Fortunately, this company found a stock of bricks that matched the entrance walls and the brick fence pillars. Since this stock was long out of production, the board had Masonry Construction secure all the original brick stock that was available for current and future use.

The Masonry owner and his staff renovated each entrance wall, front and back, by grinding out old grout and replacing these areas with new grout after replacing bricks as needed. Then all entrance walls were power washed and finally treated with a coating of waterproofing film material.

In the spring, new brick fence pillars will be built to match the existing pillars and fencing that was destroyed during street construction will be replaced.

HUNTINGTON PARK HOMEOWNERS ASSOCIATION

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HOA COVENANTS

As most of you know there are covenants that govern Huntington Park that have been in place since the inception of the neighborhood. The HOA Board is tasked with making sure that those covenants are enforced to ensure the integrity of the neighborhood and keep Huntington Park one of the most desired locations in Omaha. Here is a link where you can review the covenants: <http://hpomaha.com/newsite/wp-content/uploads/2019/06/covenants.pdf>

If you are needing covenant approval, please log in to your account at lambhoa.com, go to the ACR request button and click. It's as easy as that.

As a friendly reminder here is a list of the most frequently violated covenants, the first one being the MOST complained about violation the past few months:

- No garbage or trash can or container shall be permitted unless completely screened from view, except for pickup purposes (No you can't hide them in front of your garage or on the side of your house, put them away)
- No Exterior alterations on your home or lot without HOA approval
- No signs other than "FOR SALE" signs may be installed
- No campers, RV's, trailers, non working cars, etc..may be parked outside for more than 20 days in a calendar year
- No lawn maintenance equipment may be stored outside (Keep it your garage)
- Dumpsters and Porta-Johns, when construction is approved, must be maintained and not located on city property (nothing in the street)
- No, you may not have a chicken coop or any other structure for chickens, rabbits or farm animals

The board is constantly trying to keep the neighborhood desirable and will enforce all of the covenants.

Thank you for your cooperation.