

*Westmont Condominium Property Regime, Inc.
13223 Carpenter Street
Omaha NE 68138*

February 17, 2020

Dear Home Owner:

The newly elected WCA Board of Directors for 2020 consists of the following members.

Valerie Petereit	President	402-658-6845
valeriefp58@gmail.com		
Mary Doeden	Vice President/Treasurer	402-896-4445
crochetmdl@hotmail.com		
Kay Avila	Secretary	402-895-1899
ramonakamona@aol.com		
Richard Matthew	Web Producer/Member	402-250-3534
dickieram@gmail.com		
Cindy Glynn	Pool Manager/Member	402-536-9542
<u>dglynn1996@aol.com</u>		

Current Information

- We are developing an WCA Website!! Within this website, there will be information such as contacts, monthly minutes, lots of other useful information! However, it's just getting up and running, so still a lot of information to gather. The website is:
www.westmontcondoassociation.com
- No coupon payment booklets are necessary for you to mail your HOA dues. There are three options:
- Online Bill Pay that you can set-up thru your bank.
 - **Payee:** Westmont Condominium
 - **Mail to:** Reality One Group Sterling 254 N 114th Street Omaha NE 68154 402-934-0074
 - Unit # as your account number
 - Amount: \$135
 - Due Date: 10th of each month. (10% late fee after due date)
- ROG Sterling homepage www.realtyonegroupsterling.com
 - 1) Click on 'connect' in the upper right hand side
 - 2) Click pay dues now after this it will take you to a third party webpage that will ask if you would like to make a one time or setup automatic payment. The only other information you will need are the following codes.
 - Management ID: 3050
 - Association ID: 1812
 - Property/Account ID: (This will vary depending on the homeowners address, you will need to contact ROG Sterling's office to get this information).
- **Another Option:** If you'd rather mail your payment directly to Reality One Group Sterling, please make your check payable: Westmont Condominium and put your Property/Account ID on your check and mail to the address listed.
- The Board will be working hard this spring to get bids for any maintenance work that needs attention.

General Information and Gentle Reminders

- According to the by-laws absolutely nothing can be attached to the siding or the roof, such as antennas, satellite dishes, television cables, flag holders, etc... Window air conditioners are not allowed. Violators will be responsible for all damages to the roofs, windows, siding, etc... Contact the board if you need assistance in correcting any violations.
- WCA purchases insurance that covers the structure from the studs out. At your expense your homeowners insurance needs to cover: from the dry wall in (such as the following: windows, doors- interior and exterior, cupboards, fixtures, appliances, wall coverings-paint-wallpaper, carpet, wood floors etc.) and any personal contents of your unit. (See the WCA By-laws Exhibit B, Article V, Section 1 and 2 and the pertaining amendment). Also check with your agent to see if you have sewer back-up coverage and if you do please be sure to find out what the policy would cover.
- Please be observant/mindful when parking your vehicles. Absolutely no parking is allowed in front of garage doors or in front of units in the cul-de-sacs on Carpenter and Glenn streets. Also, please be respectful of your neighbors parking spaces. If it's not your parking spot, please ask the homeowner if you can park in their spot for a short time, this includes **your guest vehicles!** If the board receives complaints of a parking violation of any kind, your vehicle will be towed at your expense.
- It is important to have your trash bin at the curb only on the day of pick-up. Trash cans may be put at the curb the evening before or the morning of pick-up. They should be removed from the curb on the same day of pick up and put in the garage or hidden from view from the street and any neighbors' view.
- NO salt or de-icing material can be utilized at any time on drives and sidewalks. Everyday products such as sand, sawdust, kitty litter (on-clumping), and ashes are proven ways to add traction to a slippery surface. Damage to new concrete by using something other than these may result in you being responsible for repairs or replacement of damaged areas.
- Summer is fast approaching and we'd like to remind you of a few rules regarding the pool. Please, no glass containers of any kind on the pool deck/area. No pets are allowed in the pool area. Your pool key shall not be given to any non members what so ever! No child under age 14 shall be allowed in the pool unless accompanied by a parent, legal guardian or responsible unit owner over the age 19. If you have any questions or concerns, please feel free to reach out to Cindy Glynn (pool manager). Providing there are no issues with the pool grounds, the pool will be open Memorial Day weekend; starting Friday May, 22nd.

If you should have any issues, and/or concerns, please feel free to reach out to any board member. We'll do our very best to get the issues fixed. As always, all condo owners are invited to the monthly meetings. First Tuesday of each month @7:00pm. Meetings are held at the Westmont Elementary School.

We are looking forward to a great year at the condos and wish you and your family the same!

Sincerely,

Valerie Petereit
WCA President