

# Lake Ridge Estates Homeowner's Association

Dear Lake Ridge Estates Homeowner,

By now you have received notice that the City of Gretna has annexed our neighborhood. After the annexation, the City of Gretna will take over responsibility for many of the services previously provided by our SID Board. Other services will either need to be taken over by the Homeowner's Association (HOA) or they will go away.

The HOA Board has been in regular contact with the SID Board since the initial announcement of the proposed annexation to plan for the future of our neighborhood and ensure a seamless transition of services.

The three major items that the HOA would like to manage moving forward are the lighting and electrical needs at the neighborhood entrance markers, the maintenance of the neighborhood common areas, and the contract for trash services. Our plans for each of these items are as follows:

- **Electricity for Neighborhood Entrance Markers**
  - The dues increase in 2021 does allow us to take over responsibility for the electrical meters at each of the neighborhood entrance markers – assuming continued adequate participation in the HOA. The lighting of these signs provides visibility for the neighborhood in the evenings. It also allows us to have some holiday lighting around the Christmas season.
- **Maintenance of the Neighborhood Common Areas**
  - The common area maintenance consists primarily of the mowing and tree maintenance in the creek area between Highway 370 and Woodland Drive from 168<sup>th</sup> Street to the entrance to Chalco. The City of Gretna may mow 1-2 times per year directly along these roads, but they typically will only mow 15 feet from the roadway. As an HOA, we would like to continue mowing and maintaining these areas not only for aesthetic purposes, but also for the safety and security of the homeowners that back up to those common areas to reduce the flooding risks from the creek, wildlife intrusion, and the potential falling of tree branches. Our ability to provide these services will depend upon adequate participation in the HOA.
- **Contract for Trash Services**
  - Our SID Board made the decision several years ago to directly contract and pay for our neighborhood trash services. Their decision has saved us all several hundreds of dollars a year for trash services. It has also reduced the wear and tear on our newly paved roads by limiting the number of trucks in and out of the neighborhood. **The SID Board believes they have an agreement with the City of Gretna to continue our current trash contract through the end of October 2021.**
  - As an HOA, we can re-contract for trash services with Papillion Sanitation. However, this will require us to make some changes to when dues are collected and will require us to add the cost of trash services to the dues payments moving forward.
  - Our plan for the remainder of **2021** is as follows:
    - **If you are a current HOA member (you have paid your 2021 HOA dues)**

[HOABOARD@LAKERIDGELIFE.COM](mailto:HOABOARD@LAKERIDGELIFE.COM)

## Lake Ridge Estates Homeowner's Association

- The HOA plans to utilize the current cash reserves from 2021 dues payments to pay for trash services for November and December for all current HOA members. **No additional payments will be collected from HOA members for 2021 trash services.**
- **If you are not a current HOA member (you have not paid your 2021 HOA dues)**
  - Due to the mid-year annexation, by making a partial payment of 2021 HOA dues - **\$50 for the remainder of the year** - we are happy to extend the offer to join the HOA and continue your current trash service through Papillion Sanitation for the remainder of 2021. This partial dues payment will cover the costs of your trash service for November and December. Invoices are enclosed for those households not current on HOA dues.
- Our plan for **2022** is as follows:
  - HOA Dues will remain at **\$200 per year**.
  - Fees for trash services, in the amount of **\$240 per year**, will be collected in addition to the dues payments, for a total required payment of **\$440**.
  - As our contract for trash services will begin January 1<sup>st</sup>, payment of dues and trash services will need to be submitted **by December 1<sup>st</sup>**. Therefore, dues notices for 2022 will be sent out by November 1<sup>st</sup>, 2021. We know that this is a change to our past procedures and want to provide as much notice as possible so each of you can prepare for that change.
- **What is the benefit of joining the HOA and contracting through the HOA for trash services?**
  - By contracting as an HOA, we can negotiate a significant reduction in the fees for trash services. Your cost as an HOA member for two trash carts picked up weekly and one recycling bin picked up biweekly will be **\$20/month**. The current cost for an individual homeowner through Papillion Sanitation for the same service would be \$37/month. The same service through Gretna Sanitation would be \$49/month and Abe's Trash Service would charge \$45/month.
  - If you look at those costs over the course of the year, you can either spend **\$444 - \$588** on trash service alone. Or, you can join the HOA, pay your dues to help keep up the neighborhood, and receive trash service for **\$440** per year. In addition, we will have a 3-year contract which guarantees our rates over the course of the next few years.

If you have questions or concerns about any issues related to the annexation, please reach out to us by email or join us on **Monday, September 13<sup>th</sup> at 7PM at the Chalco Hills Visitors Center** for further discussion of the annexation.

Your Lake Ridge Estates HOA Board