

Allegrini Terrace HOA

Winter Newsletter 2016

E-mail the Board at allegriniterracehoa@yahoo.com

Highlights

Fall Completions-

- *Street light restoration on Rome Ave - (work completed by Kidwell Electric)*
- *Comprehensive sidewalk leveling and repair throughout the complex. Added large concrete panels to playground/basketball court. (work completed by Distinctive Landscape and Concrete)*
- *Multiple Dead & Dying Tree's were removed as well as clean-up of large light pole encasement by 91st St. (Worked completed by Hall Bros. Tree Service)*
- *Fall clean up of 91st St. entrance – (work completed by Xstream Lawncare)*

Various information & updates..

Annual Meeting

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**2016 Annual Meeting
set for
Thursday - April 14th 7:00pm**

Place- New Covenant Church
on 6000 S. 84th. (church on the
east side of 84th.)

Please attend to discuss our
community issues, make future
plans and election of board
members.

91st St. Water Shed Area

- Our “cattail corner” (on the NE corner of complex), Rain fall this summer and fall kept the ground work from being done due to essentially soggy ground.

General Excavating is monitoring the soil and will determine when best to start grading out , forming and pouring a concrete flow liner. Due to a fair amount of snow late Dec. and early Jan., we will have to wait to see what the company decides. Again, for those of you who may wonder why the need to do this project. Many homeowners have issue with drainage i.e. pooling of rain water and difficulty of soil drying due to lay of the land/property on that lower end. Also, trash and other waste has become a target for this overgrown area of weeds and cattails.

Snow Removal- Xstream Snow removal co.

Since this company is new to us this snow season, we have had to address some issues with them, thanks to feedback from owners as well as board observation and input. Concerns

include not plowing driveways and leaving snow piled near driveways. These concerns have been addressed with the new company. (In regard to driveways, please note the crew will not plow a driveway if a car is on it, due to chance of damage to car and or snow equipment.) Also, if excessive décor i.e. planters, landscape ornaments, statuette’s etc., the crew may not do a complete job on sidewalks due to risk of property damage as well.

Parking -

Most recently, over the holidays, on far south end of 90th St. Visitor parking lot monopolized by industrial trucks and pick- up trucks. Trucks were tagged and requested to abide by covenants. Again to those new here, whether renters or owners, these off set lots are meant to be for visitors, delivery trucks and postal carriers. Of course, for owners & renters it would be acceptable to park there for quick convenience but for a short duration. However, again to use these lots for permanent parking spots for personal and work vehicles, is not fair to your neighbors and their visitors.

Our Covenants state each owner/ unit has 4 parking spaces, 2 stalls on driveway and 2 within the garage. The common area parking areas serve as overflow parking for the Allegrini Terrace community.

Where is my CAR?

Well if you have parked it on the street or in a visitor spot for an extended period of time it most likely was towed.

Cars were towed during the last snow removal please don’t let your car go missing.

**Please call Capitol towing for details on how to retrieve your car.
402-475-7676**

Reminders-

- Dog Waste- Facebook Comment. “I wonder how many times I’ll have to clean dog poop off my kids’ shoes. Thanks to you that do clean up after your pets. For those who don’t , kids DO still play on and around the playground area.” * Cleaning up after your pets in the commons area and other areas of our complex is expected to be done all year round. Thank you

Allegrini Terrace Winter Weather Procedures

- The snow removal company will take at least 6 hours to perform their job. Thus they do have to work during the evening/night and we appreciate your patience.
- Please watch for the snow removal companies and their vehicles. Please ensure they can see you when you pass or turn in front of them.
- The snow removal company vehicles are heavy and they take time to stop so please be extra cautious.
- Cars parked in the street will be towed immediately.
- Cars parked in the visitor parking will be towed if left for an extended period of time.

We would love to hear from you!

You may have a question or even a suggestion. We try and check the e-mail account daily and have been able to answer many questions as well as work with residents to find solutions.

allegriniterracehoa@yahoo.com

The association also has a Facebook page and we have found that to be an effective way to communicate with residents as well. Please find us there for quick updates as well as a way to network with your neighbors.

Facebook - Allegrini Terrace Townhome Association

Comments, Complaints or Compliments