

GRANDVIEW RIDGE

Elkhorn, NE 68022

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- Each lot must be landscaped with no fewer than two (2) trees of which one (1) shall be planted in the front yard, and tree's required in conformance with the street tree plan with is part of the design guidelines.
- Trash cans should not be visible from the street.
- Boats, campers, or trailers of any kind can be in the driveway no more than 72 hours.

COMING SOON



Dog Waste Baggie Station located near the roundabout.

Hello and welcome to the neighborhood! This is the first Grandview Ridge homeowner's association (HOA) newsletter to provide residents updates of the current events and future projects. At the end of November 2020 there were 147 residences of the total 220 available lots. We are 67% complete! The first HOA meeting was held on January 21st, 2020. Due to the Covid-19 epidemic, the 2021 annual meeting will get pushed until spring where it can be held outside in a safe manner that is agreeable to everyone. Social gatherings have not been recommended due to Covid-19. An updated schedule will be provided once conditions improve.



Current HOA Board Members

Carri Owens - President
Branden Strahm - Treasurer
Sherry Everett - Social Chair

Grandview Ridge is managed by the Performance Management Company. They can answer any questions regarding covenants and general maintenance of Grandview Ridge.

Marcy Knobbe pmcompanyinc@gmail.com
 Performance Management Company, Inc.

The HOA is working on several projects within the development to enhance and improve the quality within Grandview Ridge.

CURRENT PROJECTS

- HOA helped replace 25 dead trees within the neighborhood. Will replace more in 2021.
- Christmas lights along entrance to 204th & George B Lake Pkwy.
- Dog Waste Baggie Station.

FUTURE PROJECTS

- Continue to replace dead tree's within neighborhood.
- Improve aesthetics of sediment ponds within SID property.
- Installation of sprinklers near roundabout.
- Improve landscaping near entrance & roundabout.
- Landscaping to obstruct view of NRD fence.
- Coordinate with NRD & SID regarding fence & access to lake.
- Future paved trail to NRD property along SID property.
- Consolidate garbage companies to reduce traffic in neighborhood.
- Entrance signage along F Street.



NRD Fence

We are all as disappointed as everyone about the installation of the NRD wire fence. The HOA reached out to the NRD this summer regarding the fence, however all fence communication stopped as the fence questions were being directed to the City of Omaha legal department. Based on conversations with the developer, they were unaware of the fence. The wire fence does not match the quality expected within Grandview Ridge. The HOA will continue to try to work with the SID and NRD regarding the fence.

NRD Trail

Now that the dam project is nearly complete, we are all excited to have the walking trail around the newly constructed NRD lake. The trail would be common to Grandview Ridge, Privada and Blue Sage. Unfortunately, based on the September 2020 SID board meeting, the status of the trail is on hold until the Privada development is further completed. The HOA will continue to push the SID's to complete the walking trail as promised. We've included a trail map that was provided to the NRD/City of Omaha in 2016.

WE NEED YOUR INPUT

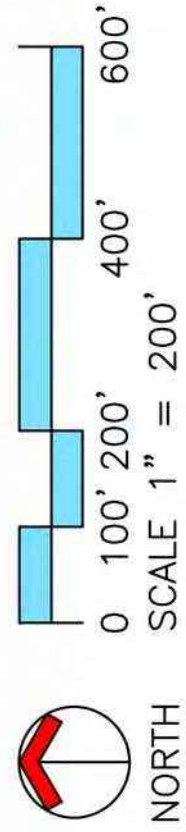
Please reach out to any of the board members for ways we can improve our neighborhood. The board voted to increase dues to \$350 to cover future expenses and projects. Current expenses include landscaping & maintenance, sprinklers, insurance, utilities, and property management fees.



PROJECT SITE

ZORINSKY WATER QUALITY BASIN #2

PARK MASTER PLAN



OCTOBER 17, 2016

