



September 2021 – FWHA Newsletter

As October approaches, it's time to remind all homeowners about relevant neighborhood topics and covenant requirements. The full covenants are available on our website at www.fwhaomaha.com.

Perimeter Fencing & Landscaping

The perimeter fence has been installed. (Reminder: this fence belongs to the homeowners association and not to the property owners who border the perimeter.) Our landscaping efforts are finally underway. We hired Roberts Nursery, and they are currently working on the Decatur entrance island and the corner monument at 156th & Blondo. You will see the addition of drought resistant plants/shrubs in the coming weeks.

New to the Neighborhood?

Please e-mail the board to let us know! We'd like to drop off a welcome packet, so you are fully informed about the FWHA and the covenants.

FWHA Board of Directors

Eric Fasse, President
Nikki Reynolds, Vice President
Shelly Anzalone, Treasurer
Gayle Kerr-McFadden, Secretary
Don Heine, Board Member

Campers, Boats, & Trailers

Refer to Article 1, section 7 of the covenants, which states that no boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, camper truck or similar chattel shall be maintained or stored on any part of a Lot (other than in an enclosed structure) except that during the months of May through September vehicles may for no more than 15 days be parked in the driveway only. Now that it is October, none of these vehicles are permitted to be stored outside on lots or in driveways. If you are a homeowner with one of these items in your driveway, please find an appropriate storage location for your camper, boat, or trailer by **October 1, 2021**.

Trash Can Storage

Article I, Section 8 states that trash receptacles cannot be stored outside your structure. Whether you use the city trash services or a private contractor, trash cans, yard waste cans, and recycling bins must be stored inside your structure except on trash pickup day. You may place your trash cans outside/on your driveway the night before or day of trash pickup. Please return trash/recycling bins to an appropriate inside storage location following trash pickup.

Above Ground Pools Must Be Stored

If you were approved for an above ground pool, the summer season is now officially over. As stated when your pool was approved, the FWHA requires that your above ground pool be taken down and stored inside your structure during the off season. Please do so by **October 1, 2021**. If you intend to reconstruct the pool in a different location than the previous year, please seek

approval from the FWHA Board next season by submitting location plans. You will also need to abide by any requirements of the Douglas County Health Department.

Home/Lot Construction Approval

All architectural improvements to homes and lots must be approved by the Board of Directors **before** the project begins. If you have started a project without prior approval, contact the board immediately.

The following list provides a few common improvements that require approval. This list is not all-inclusive and is intended to provide examples only. When in doubt, contact us before you begin work.

- Adding onto your structure
- Adding a new patio area, deck, paved area, or fence
- Changing the material/layout of your existing exterior to a new material or layout (Note: Repairs/maintenance of existing siding/shingles/decks/patios/driveways/fences/retaining walls using the same colors and types of material do not require our approval.)
- Changing your exterior house color (Reminder: Article 1, section 4 of the covenants states that exterior paint must be a subdued earth tone. Submit color codes/paint brand to us for review before painting.)
- Changing your exterior siding style or shingles
- Major landscaping improvements

Simply email your plans to board@fwhaomaha.com. We aim to review requests within a few days.

Note

If you have special circumstances that prevent you from complying with our covenants by the dates listed in this newsletter, please contact the FWHA Board.

Mark Your Calendars

The 2022 annual dues (\$100) will be due by January 1, 2022. Our annual meeting will be held on Thursday, January 20 at 7 p.m. on Zoom. We will send a reminder card and Zoom meeting information in late November/early December.

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Homeowners Association (FWHA)
www.fwhaomaha.com
e-mail: board@fwhaomaha.com



October 2020 – FWHA Newsletter

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Sound Wall & Perimeter Fencing

The sound wall on our neighborhood perimeter has been erected and is in the process of being stained. The sound wall belongs to the City of Omaha and was built as part of the 156th Street widening project. Staining the wall was discussed at last year's FWHA Annual Meeting, and the Board approved a bid from McGill construction to complete the staining this fall. The cost of the staining is covered by the funds paid out to us by the City, which included loss of our perimeter fence. In the areas where perimeter fencing remains, the Board will evaluate replacement fencing as the road construction project nears completion in the spring. This will be a topic at our annual meeting in January 2021, and full financial information about the expense of fencing and staining will be covered at the meeting. More information about the annual meeting will be sent via mail in December.

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Trash Can Storage

This is a recurring topic in every newsletter, but it is especially relevant now that the City of Omaha has delivered the new trash cans. Article I, Section 8 states that trash receptacles cannot be stored outside your structure. Whether you use the city trash services or a private contractor, trash cans, yard waste cans, and recycling bins must be stored inside your structure except on trash pickup day. You may place your trash cans outside/on your driveway the night before or day of trash pickup. Please return trash/recycling bins to an appropriate inside storage location following trash pickup. With the delay in the start of use for these new

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cans, we understand that it poses a storage challenge for some people. Please find appropriate storage for your cans by Oct. 31, 2020. If you plan to build storage onto your structure, you must submit construction plans for approval before you begin your project.

Above Ground Pools Must Be Stored

If you were approved for an above ground pool, the summer season is now officially over. Above ground pools must be taken down and stored inside your structure by Oct. 31, 2020. Each season, you will be required to request approval from the FWHA Board for your above ground pool and provide the approval documentation from the Douglas County Health Department, too.

Home/Lot Construction Approval

If you are planning to add or change a deck, fence, or an addition to your property (including retaining walls and major landscaping), contact us. All architectural improvements to homes and lots must be approved by the Board of Directors **before** construction begins. Simply email your plans to board@fwhaomaha.com. We aim to review requests within just a few days. If you have started a project without prior approval, contact the board immediately.



May 2020 – FWHA Newsletter

The weather is getting warmer, and that means everyone is thinking about summer activities and projects. Per our covenants, please remember that any exterior improvements to homes and lots must be approved by the Farmington Woods Homeowners Association Board before construction begins. (The full covenants are available on our website at www.fwhaomaha.com).

Contact Us for Approval Before Construction Begins

Please submit your plans to the Board via our email address: board@fwhaomaha.com.

- **Fences** – If you are adding or updating a fence, submit a plan showing where the fence will be situated on your property. Also, submit a spec sheet that shows the kind of fencing material you will use and the color. Please be aware that Farmington Woods has several permanent drainage easements that run through it, and fences cannot be built within these easements.
- **Decks/Patios** – If you are adding a deck or patio, submit your plans showing the location, dimensions, and material used for the project.
- **Home additions/storage structures** – FWHA cannot approve outbuildings. All structures must be an addition to or integral part of the primary home structure. The construction must match your home in quality, material, style, and color(s). The construction must meet building offsets and codes required by the City of Omaha. Please submit plans to the Board before construction begins.
- **Pools** – Both above-ground pool and inground pools must be approved by the Board. Please contact us with your plans.
- **Landscaping/Gardens** – Refer to Article 9 of the Covenants for details about the allowed distance from the house when planting hedges and shrubs. Produce/vegetable gardens must be in rear yards.

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Other Top Summertime Issues

- **Trash and Yard Waste Cans** – Refer to Article 8 of the Covenants for details about trash, yard waste, and recycling receptacles. No outside receptacles are allowed. All homeowners were reminded of this requirement in our last several newsletters. Please keep these receptacles inside your garage or another appropriate/approved storage area.
- **Weeds** – All homeowners have a responsibility to prevent the undesirable proliferation of weeds on their property that are an actual or potential public nuisance and that detract from the neat and trim appearance of the neighborhood. Omaha City Ordinance Section 18-24 also outlines homeowner responsibilities about cutting and removing weeds.
- **Parking** – No parking signs are posted in several parts of the neighborhood. All homeowners (and their guests) should respect these signs.

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October 2019 – FWHA Newsletter



Fall greetings from the FWHA! We'd like to take this opportunity to remind all homeowners about the top issues/covenant violations reported throughout the neighborhood so far this fall. (The full covenants are available on our website at www.fwhaomaha.com).

Campers, Boats, & Trailers – Oh My!

With the arrival of fall, we have received numerous complaints about boats, campers, and trailers being stored on lots/driveways. Article 1, section 7 of the covenants states that no boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, camper truck or similar chattel shall be maintained or stored on any part of a Lot (other than in an enclosed structure) except that during the months of May through September vehicles may for no more than 15 days be parked in the driveway only. Now that it is October, none of these vehicles are permitted to be stored outside on lots or in driveways. If you are a homeowner with one of these items in your driveway, please find an appropriate storage location for your camper, boat, or trailer by Oct. 31, 2019.

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Trash Can Storage

This was an item in our summer newsletter, but we continue to receive complaints that several homes are not abiding by the covenants. Article I, Section 8 states that trash receptacles cannot be stored outside your structure. Whether you use the city trash services or a private contractor (like Abe's, Papillion Sanitation, etc.), trash cans, yard waste cans, and recycling bins must be stored inside your structure except on trash pickup day. You may place your trash cans outside/on your driveway the night before or day of trash pickup. Please return trash/recycling bins to an appropriate inside storage location following trash pickup.

Mowing

For homeowners on Windsor Drive or Schuyler Drive that back onto the easement (the ditch), you are responsible for mowing to your property line. In some cases, this may include area on the other side of your fence. For all homeowners in the neighborhood, the green space between houses in this area is private property and is not common space for anyone to use.

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August 2019 – FWHA Newsletter

A warm hello from the FWHA! One of the FWHA's primary roles is to enforce our neighborhood Covenants to ensure that Farmington Woods remains a high-quality neighborhood for all. The FWHA would like to take this opportunity to remind all homeowners about the top issues reported throughout the neighborhood this summer. (For your reference, the Covenants are available on our website at www.fwhaomaha.com.)

Trash Can Storage

With the city garbage contract renewal in the news frequently this summer, this is a great time to remind everyone about the Covenant requirements regarding trash receptacles. Article I, Section 8 of the Covenants states that trash receptacles cannot be stored outside your structure.

Trash cans must be stored inside/out of street view except on trash pickup day. You may place your trash cans on your driveway the night before or day of trash pickup. Please return trash/recycling bins to an appropriate inside storage location following trash pickup.

Weed Control & Tree Trimming

Each homeowner has a responsibility to stop the proliferation of weeds that are an actual or potential public nuisance and that detract from the neat and trim appearance of the neighborhood. Refer to Article I, Section 13 of the Covenants for guidance. The City of Omaha Ordinances (Article III, Section 18-24) also outline homeowner responsibilities about cutting and removing weeds. Also, be sure to keep all trees and foliage trimmed to allow proper clearance on sidewalks. City Ordinance Article III, Section 37-93 requires that there be eight to ten feet between the sidewalk surface and limbs, branches, and/or foliage.

If you've noticed that our perimeter landscaping is a bit less tidy this year, it is related to the 156th Street widening project. We are maintaining only our monument landscaping (on corner of 156th and Blondo) during construction.

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