

Westin Hills West III HOA Newsletter
<https://www.westinhillswesthoa.com>

May 2026

Greetings from the HOA board!

Here are the 2025-2026 board members.

Bill Bartelt, President | Kathy Rinker, Vice President | Jon Cox, Treasurer | Janet Sears, Secretary | Brent Castinado, Director

Property Management Company

Sage HOA Management Company is our management company located at 12335 Gold Street, Omaha, NE 68144. If you have questions, please shoot them an email.

westinhillswesthoa@sagehoaservices.com 402.249.4003.

You can find a copy of our Declaration of Covenants, By-Laws, ACR form, Newsletter and the minutes from the annual meeting on our website (listed above).

The Western Hills III HOA monthly dues are \$122 a month. This pays for the following services:

- Snow removal
- Lawn cutting
- Lawn fertilization
- Exterior house painting
- Lawn Sprinkler (turn on and turn off for the season)

Spring has Sprung!

Mowing: Our set day will remain on Thursdays. A few facts regarding mowing. If it rains mowing will typically be pushed to the next business day. (Rain on Wednesday's- mowing would be Friday and so on). Please do not set your sprinklers to run the day prior or morning of mowing. If mowing day is pushed for rain, please check your sprinkler days. If your lawn is wet, this causes ruts and marks in the yards from the mowers.

Sprinkler turn on: Yard Market plans for April 27 weather permitting. If the forecast changes and freezing is still expected the date will be pushed back. Homeowners are responsible for sprinkler's maintenance. When the sprinklers are turned on a note and estimate will be left in your door by Yard Market if any repairs are needed. Once the repairs are completed, please email Sage and Yard Market will complete the turn on when time permits. If your water shut off is located indoors, please turn this on before but not later than the morning of April 29. Yard Market will set the sprinklers for 2 days per week

Tree replacement & trimming

Each home must have a tree in the front and back. If you have a tree missing, it must be replaced, homeowners were contacted in the fall regarding missing trees if you haven't done so please have the trees planted by May 15. Don't forget to submit an ACR. Each homeowner is responsible for trimming all trees on their property. Please review the city code and make sure your trees are in compliance. If your home backs to Fort Street the tree branches **must not touch the vinyl fence!** Under Omaha city code Sec 37-93 "It shall be unlawful for any property owner or occupant to permit the limbs, branches and/or foliage of any tree or shrub upon such property to project into or extend over any sidewalk in such a manner that there shall be a clearance of less than eight to ten feet between the sidewalk surface and such limbs, branches and/or foliage"

Architectural / Landscaping changes (ACR)

Forms are available on our website <https://westinhillswesthoa.com/>

Several people have questions regarding ACR's. When in doubt reach out to a board member and ask if you need to fill one out. We do strive to turn them around quickly, but you will want to submit early as you, or your contractor can not start projects until approved. Submit to westinhillswesthoa@sagehoaservices.com

Painting guidelines

Recent homeowner requests have asked the HOA board to consider and allow the use of complimentary paint colors on their home. The HOA board has determined these requests to be in line with current home construction paint schemes and in like age adjoining neighborhood homes. Going forward, ACR's requesting the use of complimentary color paint will be considered with the following guidelines.

- Requested color must compliment current exterior color
- Areas for consideration are shutters, corner trim, decks, garage doors
- ACR shall include paint manufacturers, type and code
- The HOA board retains approval and disapproval rights in all cases

Your money at Work

The board has been putting most of the reserve money into CDs. We have enough funds to complete the HOA homes painting in 2027 based on earlier painting estimates.

Parking

We have had calls about sidewalks being blocked by vehicles. This is a City of Omaha violation and could cause the vehicle's owner a fine. Be considerate and leave the sidewalks clear.

We are in the City of Omaha

Helpful websites and phone numbers!

Mayor's hotline. www.omahahotline.com; hotline@cityofomaha.org; 402.444.5555.

Streetlights out, street snow removal, street signs missing or in need of repair & pothole or street repairs

Nebraska Human Society <https://www.nehumanesociety.org/community-services/animal-control/> 402.444.7800

Dogs off leash, dog barking, lost & found pets & animal abuse

Omaha Police Department <https://police.cityofomaha.org/> non-emergency line
402.444.5600

City of Omaha Planning Department <https://permits.cityofomaha.org/> 402.444.5350
Check the website for when you need a permit. Roofing, new or deck replacement & window replacement are just a few.

Happy Spring!

Westin Hills West III