



ECC Homeowners Association

WELCOME PACKET!

Dear ECC Homeowner;

On behalf of the Elk Creek Crossing Homeowner's Association we would like to introduce ourselves by going door to door and meet each resident in person. We look forward to meeting you whether by personal visit, walking throughout the neighborhood our annual meeting or a community activity. As an attempt to connect with residents the board has decided to personally welcome you with this packet of information to keep you informed of activities in the neighborhood.

We've put together this brief overview of all things ECC.

OUR NEW AND IMPROVED REDESIGNED WEBSITE:

elkcreekcrossing.com

CURRENT ELK CREEK CROSSING BOARD OF DIRECTORS:

Resident / President / Board Member – Brenda Jennings
Resident / Vice President / Board Member – Mark Cave
Resident / Secretary / Board Member – Cheri Higgins
Resident / Treasurer / Board Member – Dan Gilster
Resident / Social Chair / Member at Large – Maggie Ott
Architectural Board Members– Currently Vacant (*seeking members*)

For privacy, the Elk Creek Crossing Board of Directors / Officers do not publish their direct contact information, including email addresses and phone numbers. If you need to reach a board member with a question or concern, please contact Kathy Kavan directly at the contact information below. Officers meet monthly to bi-monthly, respond to 30-40 emails per month, and is a volunteer, unpaid position made up of dedicated ECC residents. Current projects include: Entrance beautification, website redesign, and social media.

PROPERTY MANAGEMENT COMPANY:

P.J Morgan Real Estate
Kathy Kavan
kkavan@pjmorgan.com
7801 Wakeley Plaza, Omaha, NE 68114
Office: (402) 397-7775
Hours 8-5 M-F

COVENANTS: *We encourage all residents to review the covenants.*

Elk Creek Crossing is a covenant-controlled neighborhood. It is incumbent upon all homeowners to read and comply with the Covenants, Conditions & Restrictions (CCR's). By accepting title to your home one automatically accepts responsibility to abide by these covenants. The CCR's can be found in your closing papers or on our website: elkcreekcrossing.com

Please note: the CCR's are searchable so if you're looking for the CCR rules regarding adding a swimming pool, shed, painting your house, adding on to your home etc, as they will be much easier to find. Please note: Architectural improvements are subject to HOA board approval.

HOA ANNUAL DUES:

A condition of owning a property in Elk Creek Crossing requires the buyer to pay annual HOA dues, and follow the rules of the legally-binding CCR'S. Fees help maintain common areas and cover community services. Rules are designed to protect property values, and avert blight. Please note: HOA dues do NOT come out of your escrow account, nor are they paid by your property taxes. Annual HOA dues are separate from all other fees and are typically billed annually by P.J. Morgan, our current property management company. Dues for ECC are one of the *lowest* in the west Omaha region (currently at \$55 a year). In order to keep low fees, it is important that each resident pay the annual dues. Failure to pay your annual dues can result in a lien being placed on your home.

ANNUAL ACTIVITIES AND MEETINGS:

The ECC HOA puts together various events throughout the year, such as: Neighborhood Garage Sales, Easter Egg Hunt, Spring Cleanup and newly added "POP-UP Events" in the park. ECC in the past has also had neighborhood picnics, movie nights in the park and other fun activities to get our neighbors together! All event announcements and details can be found here: elkcreekcrossing.com The Annual Meeting is also announced on this page, as well as any special meetings as needed. Mailers are also mailed out throughout the year and will be addressed from either ECC HOA or our neighborhood management company P.J. Morgan. Please take time to read them, and do NOT throw away as there are usually many important announcements contained within the mailer.

CITIZEN PATROL:

ECC collaborates with our conjoining neighborhood Walnut Ridge and the Omaha Police Department for our neighborhood Citizen Patrol. Volunteers are always needed!

RESOURCES:

Looking for more information on ECC, local amenities ECC offers or just want to connect with neighbors?

Go to: elkcreekcrossing.com OR Facebook Group (Private): <https://www.facebook.com/groups/1459967467536966>

STAY CONNECTED:

- Join Elk Creek Crossing on Facebook! Our new PRIVATE neighborhood Facebook Group is the perfect way to connect with neighbors in a private social media platform monitored and screened by HOA board members. Request to the join our private Facebook Group TODAY!
- The Nextdoor App and website is also a great neighborhood resource! Nextdoor is the best way to stay informed about what's going on in and around our neighborhood—whether it's finding a last-minute babysitter, planning a local event, or sharing safety tips. There are so many ways our neighbors can help us, we just need an easier way to connect with them. Join today at either nextdoor.com/ or on your smartphone app.

****Helpful Neighborly Suggestions****

When a problem or concern with a neighbor arises, you may ask yourself, "What should I do?" Here is a list of helpful suggestions:

- Introduce yourself to your neighbor and see if they might need any help. *"Hi, I am your neighbor down two houses, I have noticed your lawn hasn't been mowed for awhile, would you like some help mowing it?"*
- Talk to other neighbors to see if the concern is something that others have addressed.
- Review the HOA ECC website resources and covenants to clarify a possible violation.
- If those first three steps do not resolve the concern, then please contact Kathy Kavan of P.J. Morgan and your concern will be taken to the board for further discussion on how the concern may be handled. The board always responds in a timely manner to all concerns and complaints. Steps taken from there can be found on the website.

**And good neighbors
make a huge
difference in the
quality of life. I agree.**

Robert Fulghum