



## **ECC Homeowners Association WELCOME PACKET**

Dear ECC Homeowner:

On behalf of the Elk Creek Crossing Homeowners Association, we would like to introduce ourselves by going door to door to 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. In 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 our neighborhood.

Here is a brief overview of all things ECC.

### **OUR NEW AND IMPROVED REDESIGNED WEBSITE:**

**[elkcreekcrossing.com](http://elkcreekcrossing.com)**

#### **CURRENT ELK CREEK CROSSING BOARD OF DIRECTORS:**

President / Board Member – Brenda Jennings (outgoing)  
Vice President / Board Member – Mark Cave  
Secretary / Board Member – Cheri Higgins  
Treasurer / Board Member – Dan Gilster

#### **SOCIAL COMMITTEE**

Maggie Ott - Chair

#### **ARCHITECTURAL COMMITTEE**

Barry Higgins  
Mina Witherspoon  
Kelly Broz

For privacy, the Elk Creek Crossing Board of Directors / Officers do not publish their direct contact information. If you need to reach a board member with a question or concern, please contact James Schneider directly at the contact information below. Officers meet monthly to bi-monthly, respond to 30-40 emails per month, and are unpaid volunteers, comprised of dedicated ECC residents. Current projects include: Entrance beautification, website redesign, and social media.

## **PROPERTY MANAGEMENT COMPANY:**

P.J Morgan Real Estate  
James Schneider jschneider@pjmorgan.com  
7801 Wakeley Plaza, Omaha, NE 68114  
Office: (402) 397-7775 x261  
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 the title to your home, you are willfully responsible to abide by these covenants. The CCR's can be found in your closing documents and on our website: [elkcreekcrossing.com](http://elkcreekcrossing.com).

CCR's are searchable so if you're looking for a specific rule such as adding a swimming pool, shed, painting your house, adding on to your home etc, they will be much easier to find.

## **ALL ARCHITECTURAL IMPROVEMENTS REQUIRE 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. Annual HOA Dues help maintain common areas and cover community services. These rules are written to protect **all of our property values**, and avert blight.

Annual 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 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 = \$4.50 a month). It is required that each homeowner pay their annual HOA dues. Failure to pay 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 Hunts, Spring Cleanup and newly added "POP-UP Events" in the park. In the past, ECC 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](http://elkcreekcrossing.com) The Annual Meeting information is also announced on this page, as well as any special meetings as needed. Mailers are also sent throughout the year and will be addressed from either ECC HOA or our neighborhood management company P.J. Morgan. Please take the time to read them and don't disregard as there are important announcements contained within the mailer.

## **CITIZEN PATROL:**

ECC collaborates with our adjoining 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](http://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 join our private Facebook Group TODAY!
- The Nextdoor App and website are also great neighborhood resources! 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](http://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 James Schneider 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

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