

## Board of Directors

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To email the Board Directly:

[Berkeleyparkhomeowners-board@gmail.com](mailto:Berkeleyparkhomeowners-board@gmail.com).

HOA Management

865-558-3030

### Inside this Edition

TOPIC	PG
2015 Mailbox Campaign	1
Fountain & Entrance News	1
Dead & Dangerous Trees	1
Special Note	2
Pool & Clubhouse News	2
Quick Notes	2
Third Quarter Reminder	2

# Berkeley Park

Summer Edition

July 2015

## 2015 Mailbox Campaign

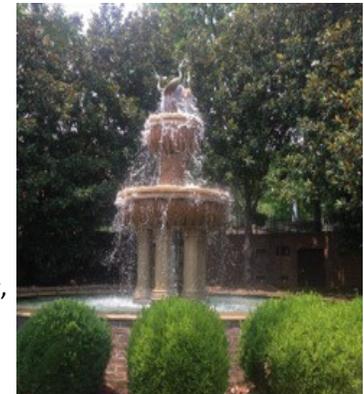


Thanks to the many homeowners who replaced, repaired, and/or painted their mailboxes during the recent mailbox campaign. As a result, we are gradually reaching our goal: standardized, well maintained mailboxes. During the campaign, 16 of you also upgraded to the 3<sup>rd</sup> Generation metal mailbox. Our goal remains total conversion. More are in stock now! Contact Lin Budlong, [lin.budlong@tds.net](mailto:lin.budlong@tds.net), or Ron Smith, [rsmith1997@tds.net](mailto:rsmith1997@tds.net), if interested.

We realize the gold leaf pineapple coating continues to be a problem, but we are currently testing evaluating alternatives to better withstand sun and bird droppings. We will keep you advised!

## Fountain & Entrance News

A major 2015 initiative was to enhance the Berkeley Park entrance to provide a good first impression and maintain our property values. The fountain required major structural repair due to cracks. To date, rim cracks have been repaired and sealed, both bowls lined with fiberglass and fitted with drains, and the broken underwater lights replaced with LED bulbs. A neighborhood "Entrance Landscape Committee" did a superb job of creating a new improved look around the fountain and traffic island. Thanks to Jeff Boyd, Brenda Cover, Jan Click, Bill & Barb Enser, and Deana Catani for your great work!



## Dead & Dangerous Trees

Due to this year's severe winter weather we have had several dead trees in the neighborhood. Many have already been removed by homeowners, but not all. We ask that each owner take a good look at your lots and take action to remove any dead trees.

In the common areas, trees requiring removal have been identified and HOA Management is currently getting estimates for removal.

## Special Note

Several Berkeley Park neighbors have recently joined the Nextdoor web site. It is a great site to keep track of developments/events in our and surrounding neighborhoods. It is also a good way to find baby and dog sitters, handyman references, items to sell or buy, etc. You are encouraged to sign up at <https://nextdoor.com>.

## Pool & Clubhouse News

The pool is open!! The pool required much attention and more is required.

We repaired three major internal leaks, at different times, repainted the external doors and jams, repainted shutters (thanks volunteers!), repaired the HVAC, installed motion sensor light switches in the bath to conserve energy, replaced life buoys, installed hooks for the rescue/cleaning poles, and had gutters cleaned out. There is much more that needs to be done including; fence needs painting as does the external structure, gutter guards are needed, a major leak in the pool refill system requires repair (excuse the garden hose!), and a few other items. We are developing a capital improvement plan for the next two years.

We welcome your input regarding the pool. We need volunteers for a "Pool Committee"! If you are interested in serving on this committee, please email your information to the [Berkeleyparkhomeownersboard@gmail.com](mailto:Berkeleyparkhomeownersboard@gmail.com). This would be an opportunity for you to work directly with the HOA regarding maintenance needs and areas that need improvement.

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## Quick Notes

We are replacing burned out street lights with LED bulbs which will last several times longer and significantly reduce electricity and repair costs.

A new committee has been formed to welcome new residents to our neighborhood. In addition to a personal welcome, they will provide new residents a small welcome gift, and their home owner's package to include the new manual, their pool key, etc. Thanks to our volunteers: Connie Gaertner, Jennifer Konomos, Tammy Kittrell, Jan Click, and Alfie Rowan!

Kelli Baker, our one person seasonal decoration committee, placed the beautiful Flag Day banners at the entrance for Flag Day. They will also be displayed on patriotic holidays.

A new homeowner's manual has been finalized and you will be in receipt soon via email. Give us feedback please.

Soon you will see "No Solicitation" and "Area under Surveillance" signs at the entrance to Berkeley Park.

All homeowners are encouraged to check the general appearance of their property for a neat, attractive and safe condition. Most common things noted: are bushes and limbs that need pruning, weeds and vines in mulch beds, sports equipment left in the driveway, and trash cans visible from the street. Please help us keep Berkeley Park beautiful!

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## Third Quarter Dues Reminder

The third quarter dues became due July 1, 2015. Invoices were mailed out June 20, 2015, but in the event that you did not receive your invoice be advised this assessment is now due and payable.

If you would like to pay your quarterly dues online you may do so by going to <https://cabpayments.mutualofomahabank.com/>.

The first page you come to will give you three options. You can pay online with an e-check which is completely free or with a credit card. Please note that debit cards are considered credit cards and there is a \$10.00 fee when paying with a credit card.

Once you have selected your method of payment you will have the option to set up an account or make a one time payment.

The next page will ask for identifying information including several two ID codes and your account number. Your account number is located on the upper right corner of your invoice or statement. The other ID codes are as follows:

Management Company ID: 4536

Association ID: 00BE01

Should you require assistance with paying online please contact HOA Management at 865-558-3030.