

NEWSLETTER



HAPPY HOLIDAYS!

Wishing you and yours a wonderful holiday season! It has been a cold start to December and looks to be even colder over the next couple months.

Stay warm and safe out there. We will continue to clear all snow storms 2 inches and up as soon as possible.

HOA ACCOUNTING

Along with this newsletter you will all be receiving a current profit and loss report for the HOA.

This is the first year in a long time the HOA has been able to save money for future upcoming repairs that will need done.



The board held their end of year board meeting Dec 17, 2025 at 5 pm. The meeting was held at Revel Realty 1313 Harlan Dr. Bellevue NE 68005.

The board discussed 2025 income and expenses, and the 2026 budget presented by Headley Management Group. The board approved the 2026 budget and confirmed dues will remain the same at \$2400 annually or \$200 monthly.

The board planned and discussed upcoming repairs to commons areas in the HOA and requested Headley Management Group to attain estimates for these repairs. Finally the board discussed the 2026 Annual HOA meeting and decided to have it in March of 2026. Headley Management Group will send out the specific day and time for the meeting by the end of January 2026.

BOARD MEMBERS

Leslie Bradford- President

Lacory Gordon- Secretary

Bill Collins- Board Member

Andrea Hluchoweckyj- Board Member

Tanya Dominello- Treasurer

Anne Ream- Board Member

Carmen Josephson- Board Member

Lance & Tina Woolfolk- Board Member



2026 BOARD SEAT

The HOA board will have a open seat in 2026 .If any owner would like to be considered by the owners to take that open seat please email Chuck Headley chuckh@revelne.com by January 15th, 2026.

Board members will be elected at the 2026 annual meeting.

FUTURE COMMONS REPAIRS

The HOA is preparing for repairs to known issues around the HOA. This is one of the reasons for the dues and why we have been working hard to balance the accounts and save money.

We have 3 or 4 old trees on the south block behind the properties that will need to be removed in the near future. They have become dangerous and we are working on estimates to get them removed.

We also are working on repairs or replacement to the north block rear driveway that is in disrepair. We are collecting estimates on both repair and replacement.

Finally we know that sidewalks and concrete will needs repairs throughout the HOA and we will work on estimates and repairs for those issues. All repairs will be completed in order of importance when funds are available.

FINAL NOTE

The board is here to support this is your community. Reach out through email, phone, or stop by Revel Realty if you have any questions or suggestions. Office number is the same 402.291.0814 and our email is chuckh@revelne.com.

Revel Realty and Headley Management Group look forward to working with the HOA in 2026 . We are located at Revel Realty 1313 Harlan Dr. Bellevue NE 68005.