



Aroet Management  
Group LLC

PO Box 461024  
Papillion, NE 68046  
aroet.management.group@gmail.com

Stockmans Hollow HOA  
PO Box 461024  
Papillion, NE 68046

[www.stockmanshollow.com](http://www.stockmanshollow.com)  
[info@stockmanshollow.com](mailto:info@stockmanshollow.com)

December 6, 2022

## Stockmans Hollow HOA

The Stockmans Hollow Homeowners Association Board of Directors would like to inform you of a few issues pertinent to our neighborhood and Homeowners Association.

### 2023 Dues

The HOA Board has approved and set the **2023 dues to be at \$140 per year**, consistent with the **reduced dues** approved in 2020 through 2022.

**The deadline for payment of your 2023 HOA dues is January 15<sup>th</sup>.**

There are **two options available for payment of dues:**

- To pay by check – please mail a check in the amount of \$140 made out to Stockmans Hollow HOA, and addressed to PO Box 461024, as shown at the address at the top of this page.
- To pay by credit or debit card – you can access a payment portal via the website

<https://stockmanshollow.com/pay-dues>. Please note that there is a \$4.49 convenience fee collected by STRIPE for processing the online payment.

HOA membership and dues are mandatory for all houses in Stockmans Hollow. Your membership dues fund the maintenance of our neighborhood common areas and silt basins, including lawn care, trees, and landscaping. The HOA is also responsible for upkeep of the neighborhood entry sign and certain fencing along common areas as defined in our neighborhood covenants.

### Annual Meeting

**The annual meeting will be held at the Sump Memorial Library on January 18th, 2023 at 6:00 pm.**

This meeting is open to all members of the Stockmans Hollow Homeowners Association. At the meeting, **we will vote to ratify the 2023 budget as well as allow for the election of one member to the board of directors.**



**SCAN THE QR CODE TO JOIN US ON FACEBOOK!!!**



**Aroet Management  
Group LLC**

PO Box 461024  
Papillion, NE 68046  
aroet.management.group@gmail.com

**Stockmans Hollow HOA**  
PO Box 461024  
Papillion, NE 68046

[www.stockmanshollow.com](http://www.stockmanshollow.com)  
[info@stockmanshollow.com](mailto:info@stockmanshollow.com)

### **TO BE COMPLETED BY HOMEOWNERS:**

Please fill out the ballot and either mail it to Stockmans Hollow HOA, PO Box 461024 Papillion, NE 68046, or scan and e-mail it to [info@stockmanshollow.com](mailto:info@stockmanshollow.com).

#### **Budget Ratification** (as presented in the following pages)

For ratification of the enclosed budget. Vote for ONE by placing an X in the box to the left:

☐ YES, I vote to ratify the enclosed budget for 2023

☐ NO, I vote not to ratify the enclosed budget for 2023

#### **Annual Meeting Proxy Ballot** (for further information, refer to the following page)

To be a member of the HOA Board of Directors or to elect a neighbor, one Write-In vote is allowed:

☐ Write-in: (name, property address, phone, email)

---

Please fill out the ballot, including your name, address, and signature above. Completed ballots can be mailed to Stockmans Hollow HOA, PO Box 461024 Papillion, NE 68046, or scanned and e-mailed to [info@stockmanshollow.com](mailto:info@stockmanshollow.com).

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_



**Aroet Management  
Group LLC**

PO Box 461024  
Papillion, NE 68046  
aroet.management.group@gmail.com

**Stockmans Hollow HOA**  
PO Box 461024  
Papillion, NE 68046

[www.stockmanshollow.com](http://www.stockmanshollow.com)  
[info@stockmanshollow.com](mailto:info@stockmanshollow.com)

## Projected 2022 Operating Results

Favorable increase to reserves of \$2,465 is projected (with dues set at \$140/homeowner)

	<b>Budget 2022</b>	<b>Projected 2022 Results</b>
<b>HOA DUES</b>	\$ (44,100)	\$ (44,100)
Past Due Fees		\$ (280)
<b>Credit Union Dividends</b>	\$ (800)	\$ (300)
<b>DISBURSEMENTS</b>		
Common Area Maintenance	\$ 28,050	\$ 26,700
Management Fees	\$ 9,450	\$ 9,050
Operating Costs	\$ 5,500	\$ 4,800
Utilities	\$ 900	\$ 705
Community Events	\$ 1,000	\$ 960
<b>TOTAL DISBURSEMENTS</b>	\$ 44,900	\$ 42,215
<b>NET RESERVE (ADDITIONS)</b>	\$ -	\$ (2,465)

		<b>HOA Assets</b>	
		<b>Actual 12/31/2021</b>	<b>Projected 12/31/2022</b>
<b>CASH</b>			
Veridian Checking		\$ 28,461.82	\$ 29,377.02
Veridian Savings		\$ 54,543.60	\$ 54,683.60
Veridian Membership		\$ 5.00	\$ 5.00
Veridian CD		\$ 22,204.81	\$ 22,378.14
Veridian CD		\$ 10,557.64	\$ 10,619.83
<b>DUES RECEIVABLE</b>			
Prior Year(s)	2021 and prior	\$ 570.00	\$ 850.00
Current Year	2022	\$ 700.00	\$ 420.00
<b>PREPAID - LEGAL RETAINER</b>		\$ -	\$ -
<b>CAPITAL IMPROVEMENTS</b>			
Landscaping		\$ 5,918.32	\$ 6,452.60
Fence		\$ 3,994.00	\$ 4,634.00
<b>ASSETS</b>		\$ 126,955.19	\$ 129,420.19



**Aroet Management  
Group LLC**

PO Box 461024  
Papillion, NE 68046  
aroet.management.group@gmail.com

**Stockmans Hollow HOA**  
PO Box 461024  
Papillion, NE 68046

[www.stockmanshollow.com](http://www.stockmanshollow.com)  
[info@stockmanshollow.com](mailto:info@stockmanshollow.com)

## HOA Board Election

You will find a proxy ballot for the HOA Board Election on the previous page. We have one open write-in position. Board members receive financial updates each month via email and have a responsibility to assist in voicing an opinion on HOA issues as they arise. Six board meetings are scheduled during the year and there is an expectation that all members attend at least 50% of the meetings.

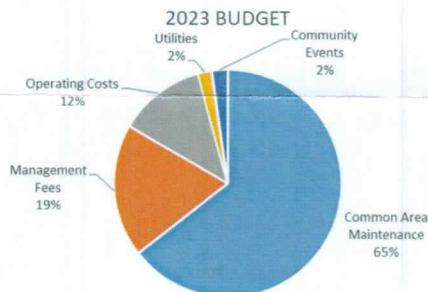
## Budget

The HOA Board of Directors has adopted the enclosed budget, which will be discussed and voted on at the Annual Meeting. Please review it and let us know if you have any questions.

### Annual Budget 2023

Common Area Maintenance	\$28,600
Management Fees	\$ 8,400
Operating Costs	\$ 5,500
Utilities	\$ 900
Community Events	\$ 1,000

**Total \$44,400**



### Budget

#### Categories

##### Common Area Maintenance

Includes mowing, trimming and fertilizing of out lots and silt basins. Also includes maintenance entry sign and irrigation.

##### Management Fees

Includes collecting dues, filing liens, paying bills, homeowner POC and maintaining HOA website.

##### Operating Costs

Includes insurance, legal, taxes, postage, bank, and annual meeting fees.

##### Utilities

Includes water and electricity for entry sign.

##### Community Events

Garage sale advertising, National Night Out, etc.