



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
info@stockmanshollow.com

December 1, 2025

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.

2026 Dues

The HOA Board has approved and set the **2026 dues to be at \$140 per year**, consistent with 2025 and held fixed since 2020. Unpaid dues will be assessed an additional \$10 at the end of each quarter.

The deadline for payment of your 2026 HOA dues is January 15th.

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

- To pay by check – please write a check in the amount of \$140 made out to Stockmans Hollow HOA and send to 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 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 12th, 2026 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 2026 budget as well as allow for the election of two members to the board of directors.**



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

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.

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 2026

☐ NO, I vote not to ratify the enclosed budget for 2026

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, two Write-In vote are allowed:

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

First Write-in Name:

Second Write-in Name:



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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.

Name: _____

Address: _____

Signature: _____

HOA Board Election

You will find a proxy ballot for the HOA Board Election on the previous page. We have two open, write-in positions. 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 will 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.



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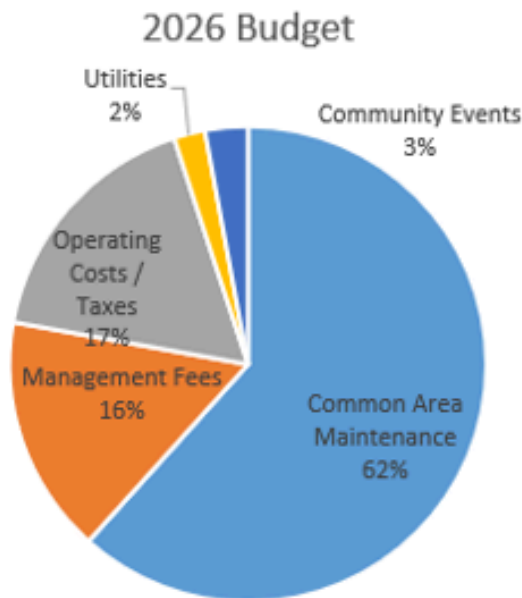
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Annual Budget 2026

Common Area Maintenance	\$ 32,000
Management Fees	\$ 8,400
Operating Costs / Taxes	\$ 8,900
Utilities	\$ 1,100
Community Events	\$ 1,500

Total \$51,900



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.

2025 Projected Operating Results



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An unfavorable decrease to reserves/savings in the amount of \$3,400. Despite the use of reserves in 2025 and anticipated increased costs in 2026, the HOA Board has voted to maintain the same level of dues for 2026.

	Budget 2025	Projected 2025 Results	Budget 2026
HOA DUES	\$ (44,100)	\$ (44,100)	\$ (44,100)
Past Due and Excess Lien Fees	\$ (600)	\$ (2,120)	\$ (600)
Credit Union Dividends	\$ (3,200)	\$ (3,800)	\$ (3,800)
DISBURSEMENTS			
Common Area Maintenance	\$ 30,000	\$ 30,344	\$ 32,000
Management Fees	\$ 8,400	\$ 8,400	\$ 8,400
Operating Costs	\$ 6,800	\$ 7,400	\$ 7,500
Utilities	\$ 1,300	\$ 900	\$ 1,100
Community Events	\$ 1,400	\$ 1,000	\$ 1,500
Taxes		\$ 1,400	\$ 1,400
TOTAL DISBURSEMENTS	\$ 47,900	\$ 49,444	\$ 51,900
NET RESERVE (ADDITIONS)	\$ -	\$ (576)	\$ 3,400

HOA Assets		Actual 12/31/2024	Projected 12/31/2025
CASH			
Veridian Checking	1590093197307	\$ 15,885.93	\$ 13,638.13
Veridian Savings	931973001	\$ 4,683.60	\$ 500.00
Veridian Membership	931973001	\$ 5.00	\$ 5.00
Veridian CD	931973013	\$ 24,105.09	\$ 24,753.37
Veridian CD	931973014	\$ 11,558.54	\$ 11,970.20
Veridian CD	48509349246	\$ 32,848.21	\$ 26,885.12
Veridian CD	48512116674	\$ 31,135.81	\$ 32,174.84
DUES RECEIVABLE			
Prior Year(s)	2025 and prior	\$ 3,510.00	\$ 4,770.00
Lien Surcharges Due (Lien interest and fees)		\$ 3,696.00	\$ 5,036.00
		\$ -	\$ -
		\$ -	\$ -
PREPAID - LEGAL RETAINER			
CAPITAL IMPROVEMENTS			
Landscaping		\$ 7,488.92	\$ 7,488.92
Fence		\$ 6,634.00	\$ 6,634.00
ASSETS		\$ 141,551.10	\$ 133,855.58