



Aroet Management  
Group LLC

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Stockmans Hollow HOA  
PO Box 461024  
Papillion, NE 68046

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

December 4, 2024

## 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.

### 2025 Dues

The HOA Board has approved and set the **2025 dues to be at \$140 per year, consistent with 2024 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 2025 HOA dues is January 15<sup>th</sup>.**

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

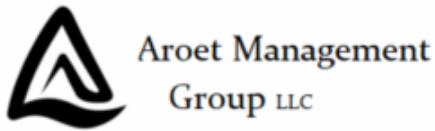
- To pay by check – please mail a check in the amount of \$140 made out to Stockmans Hollow HOA, and addressed to PO Box 461024, as shown at the address at the top of this page.
- To pay by credit or debit card – you can access a payment portal via the website <https://stockmanshollow.com/pay-dues>. Please note that there is a \$5.39 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 8th, 2024 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 2024 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](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 2025

NO, I vote not to ratify the enclosed budget for 2025

**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 is allowed:

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

First Write-in Name:

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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](mailto:info@stockmanshollow.com).





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**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 attend at least 50% of the meetings.

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## 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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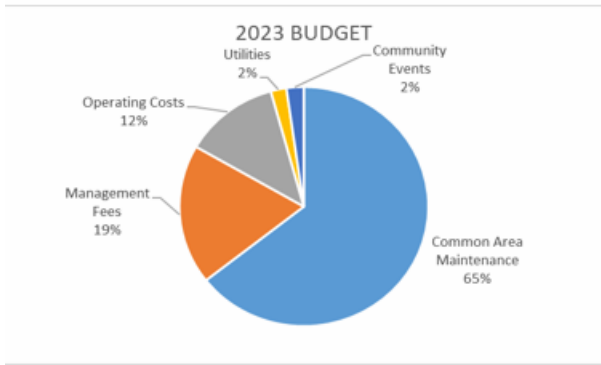
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**Annual Budget 2025**

Common Area Maintenance	\$ 30,000
Management Fees	\$ 8,400
Operating Costs	\$ 6,800
Utilities	\$ 1,300
Community Events	\$ 1,400

**Total \$47,900**



**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.

**2024 Actual Operating Results**

A favorable increase to reserves/savings in the amount of \$2,341 (due largely to non-payment penalty fees receivable on 16 properties, as booked as recorded by Sarpy County Register of Deeds)



	Budget 2024	Actual 2024 Results	Budget 2025
<b>HOA DUES</b>	\$ (44,100)	\$ (44,100)	\$ (44,100)
Past Due and Excess Lien Fees	\$ (600)	\$ (3,996)	\$ (600)
<b>Credit Union Dividends</b>	\$ (2,400)	\$ (4,016)	\$ (3,200)
<b>DISBURSEMENTS</b>			
Common Area Maintenance	\$ 30,000	\$ 30,285	\$ 30,000
Management Fees	\$ 8,400	\$ 8,400	\$ 8,400
Operating Costs	\$ 6,800	\$ 7,758	\$ 6,800
Utilities	\$ 900	\$ 1,062	\$ 1,300
Taxes (Property, Fed and State Income Tax) *		\$ 1,271	
Community Events	\$ 1,000	\$ 994	\$ 1,400
<b>TOTAL DISBURSEMENTS</b>	\$ 47,100	\$ 49,771	\$ 47,900
<b>NET RESERVE (ADDITIONS) DEPLETIONS</b>	\$ -	\$ (2,341)	\$ -

HOA Assets	Actual 12/31/2023	Actual 12/31/2024
<b>CASH</b>		
Veridian Checking 1590093197307	\$ 25,253.38	\$ 15,885.93
Veridian Savings 931973001	\$ 24,683.60	\$ 4,683.60
Veridian Membership 931973001	\$ 5.00	\$ 5.00
Veridian CD 931973013	\$ 23,321.57	\$ 24,105.09
Veridian CD 931973014	\$ 11,015.90	\$ 11,558.54
Veridian CD 48509349246	\$ 31,294.18	\$ 32,848.21
Veridian CD 48512118674		\$ 31,135.81
<b>DUES RECEIVABLE</b>		
Prior Year(s) 2024 and prior	\$ 990.00	\$ 3,510.00
Lien Surcharges Due (Lien interest and fees)	\$ 420.00	\$ 3,696.00
		\$ -
		\$ -
<b>PREPAID - LEGAL RETAINER</b>	\$ -	\$ -
<b>CAPITAL IMPROVEMENTS</b>		
Landscaping	\$ 6,861.04	\$ 7,488.92
Fence	\$ 4,634.00	\$ 6,634.00
<b>ASSETS</b>	\$ 128,478.67	\$ 141,551.10