

Hello, neighbors! Summer and fall have flown by, and we're sorry we haven't sent an update in a while. We've been busy and want to get everyone up to speed on some of the work that's been happening around Cambridge Oaks.

As always, if you have questions, ideas, or notice something that needs attention, please email us at BoardatCambridgeOaks@gmail.com. We greatly appreciate when neighbors reach out, so please don't hesitate!

A Busy Year for HOA Maintenance

This year was larger than normal for maintenance projects—usually the HOA handles 2–3 replacement or repair items per year, but summer and fall 2025 brought multiple projects to keep the neighborhood safe, functional, and beautiful. We appreciate your patience as we continue this work.

To ensure the best outcomes, we obtain multiple bids for all major projects, balancing the right solutions with cost-effectiveness. And as volunteers with jobs, families, and other commitments, we truly appreciate your patience and support—it makes a big difference as we work to keep Cambridge Oaks looking its best!

Pond & Water Quality Improvements

If you haven't been by the pond lately, you'll notice the water is looking clearer! Thanks to the introduction of grass carp and careful use of chemicals, we've made real progress in restoring balance to the pond ecosystem. We've also started dialing back the cattails that had been taking over—this is a long-term effort, but things are moving in the right direction. We plan to stock the pond with additional fish next spring to further help maintain water clarity and control vegetation.

We replaced the sump pump at the pond this year and added additional pumps to improve water circulation. These steps, along with careful monitoring, are helping restore a healthier, more balanced pond for everyone to enjoy.

Tree, Gazebo & Entrance Maintenance

Some very large trees were damaged in summer storms, and we've been actively managing them for safety. We also trimmed trees at the gazebo and Pacific entrance to tidy up our entrances and help *prevent* future storm damage.

One of the light poles at the gazebo was damaged this summer and had to be replaced, along with the lighting timer, to ensure the area remains safe and well-lit for residents.

Perimeter Hedging & Natural Fence Updates

As you saw last year, we contracted work on the natural fence along Pacific and 168th Streets. The results weren't what we expected, so we **intentionally waited until fall** to do further trimming—this is the best time to prune in Nebraska, when trees and shrubs are dormant and able to recover more effectively in spring.

We've secured bids and are **ready to move forward**, but due to this year's numerous unexpected expenses, the work will be completed in two phases: 168th Street in November, and Pacific Street in January–February (pending weather and funds). Paying your 2026 dues early will help us complete this work more quickly.

What will be done? The hedges will be trimmed to a uniform size and shape, making regular maintenance easier and more cost-effective going forward. The lilacs will receive a more aggressive cutback to promote healthier regrowth over the next 2–3 years. We'll also remove the tall volunteer trees that have grown up among the hedges and treat them at the base to prevent regrowth, helping the entire hedge line fill in more evenly over time.

Annual Homeowners Association Meeting @ La Casa (168th & Jackson)

All homeowners are invited to attend! We'll share updates on community improvements and events, and provide additional information about how HOA funds are used to maintain and enhance our shared spaces.

Date & Time:

- Wednesday, December 3rd, 2025 from 6:30–7:30 PM

Food & Drinks:

- Appetizers, pizza, and soda provided. Other beverages and food can be purchased.

All homeowners are encouraged to attend to ask questions, share feedback, and connect with neighbors.

HOA Board Information

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