

WEDGEWOOD TOWNHOMES COMMITTEES

For April 2026

ARCHITECTURAL CONTROL – Reviews ACC requests for completeness and approval prior to board approval

David Wiens	402-290-4000
Richard Palmer	402-213-0195
Randy Smeal (Board Liaison)	402-981-7990

Owners submit ACC Request Forms to SMG who will forward to Committee for review and recommendation to the board. Once the Board makes decision, the Board sends the completed request to SMG to file and communicate outcome to Owner.

Committee will join SMG in inspections in the spring and fall and agree on violations. SMG will send out violation letters to Owners and follow up with Owners to verify the violations are resolved.

CLUBHOUSE RENTAL – Meets with Owners who request to rent clubhouse to sign rental agreement, collect fees and inspect clubhouse after rental

Lori Barrio	402-556-1953
-------------	--------------

Owners submit request to SMG for clubhouse rental; SMG updates the clubhouse calendar and notifies Committee. SMG adds rental fee & security deposit to Owner's account. Owner can select how to pay either EFT, CC or check. Within one week of rental, Committee meets with Owner to provide rental agreement and key. Once rental date has passed, Committee inspects clubhouse and updates SMG of results. SMG refunds security deposit or sends explanation of why it is not refunded.

CLUBHOUSE MAINTENANCE – Inspects clubhouse on a regular basis, coordinates with SMG for maintenance items; when work is being done, open clubhouse and supervise work.

Terry Barrio	402-598-4329
Bob Zukaitis	402-578-8398

Owners submit requests for maintenance to SMG, SMG forwards to Committee. Committee works with SMG to address the request.

COMMON AREA FLOWERBEDS – As needed, weed and trim plants in flowerbed in common areas

Terry Barrio	402-598-4329
Lori Barrio	402-556-1953
Katelyn Hansen	402-708-8755

If SMG receives complaints about flowerbeds, SMG contacts committee members

FACEBOOK/SOCIAL MEDIA – Posts community information and birthdays to a private group of Owners and approved family members.

Janice Smeal	402-681-2994
--------------	--------------

Requests can be sent to Committee; No involvement from SMG.

GARAGE SALE – Coordinates with Owners to prepare for sale; Garage sale occurs on even years.

Lori Barrio	402-556-1953
Teri Radil	402-927-2743

SMG puts information about garage sale on portal and advertises to other communities they manage.

WEDGEWOOD TOWNHOMES COMMITTEES

For April 2026

GREETER – Meets with new Owners to welcome them to neighborhood and review important information with them related to HOA, CCR's etc.

David Chait 402-305-4868

Heidi Dunning 402-201-6633

SMG to provide Welcome Packet to new Owner(s) and notify Committee of new Owner contact information. Committee contacts new owner to meet with them. Committee notifies SMG that meeting has occurred.

INSURANCE (HOA Group Insurance) –Manages all communication with insurance agent and coordinates filing of claims for the HOA group policy.

Patrice Wiens 602-524-2050

SMG is notified of a potential insurance issue, SMG contacts Committee, insurance provider and necessary contractors if it is an emergency issue. SMG schedules damage inspection with insurance adjuster and Committee. SMG & Committee review adjuster report. SMG solicits bids on repairs and reviews them with the Board of Directors. Board along with SMG, decide on contractors. SMG schedules contractors and manages work on the repairs. SMG works with contractors to provide justification for overage, reviews with Committee and submits to insurance provider. All contractors' invoices are to be approved by Committee before being submitted to insurance provider and for payment.

LAWNS – Manages lawn and shrub maintenance.

John Mason 402-213-3744

Richard Palmer 402-213-0195

SMG works with Committee to secure bids for lawn & shrub maintenance and presents them to the Board who decides on contractor. When SMG receives request/complaint, SMG will attempt to resolve issue and provide information on the complaint to the Committee. If needed SMG will escalate an issue to Committee and Board.

LIGHTS – Maintains lights and light bulbs in common areas and streetlights; adjust timers as needed

Bill Radil 402-658-9232

OPEN

SMG receives request or complaint related to lighting in common area or streetlights; SMG notifies Committee; Committee works with SMG to resolve issue.

LITTLE LIBRARY – Collects books from owners and rotates them in/out of Little Library in commons area.

Alyssa Brunswick 402-640-9209

No involvement from SMG

LONG TERM PLANNING/CAPITAL EXPENDITURES – Develops an annual budget for capital expenditures.

Teri Radil 402-917-2743

OPEN

SMG will work with the Committee to develop the plan for capital expenditures, solicit bids from contractors and present them to the Board; SMG will assist Committee in managing contractors as needed.

WEDGEWOOD TOWNHOMES COMMITTEES

For April 2026

NEIGHBORHOOD WATCH – Serves as a point of contact for any activities in the neighborhood that are suspicious or present a safety issue to owners. Contacts police as needed.

Randy Smeal 402-981-7990

Committee notifies SMG of activity or concerns from Owners. SMG prepares a statement to be sent out to owners as needed.

POOL – Manages opening, closing and daily operations of pool.

Pat Costello 402-960-0269

John Mason 402-213-3744

SMG along with Committee solicits bids, negotiates contract with pool service company; and makes recommendations to the Committee and the Board; Assists Committee in managing contract.

POOL FLOWERS/PLANTS – In the spring, purchase and plant flowers and plants for the pool area.

Patrice Wiens 602-524-2050

Janice Smeal 402-681-2994

No involvement from SMG

SNOW REMOVAL -

Bill Radil 402-658-9232

Terry Barrio 402-598-4329

SMG receives request or complaint; SMG notifies Committee; Committee works with SMG to resolve issue.

SOCIAL – Organizes social events for the community throughout the year.

Lori Barrio 402-556-1953

Margie Zukaitis 402-850-9423

Committee organizes social activities for the community and sends information to SMG to send out to owners. SMG reserves clubhouse.

SPRINKLERS – Inspects HOA owned sprinklers and coordinates repair when needed; schedules start up in spring and shut down in fall.

Bill Radil 402-658-9232

Don Johnson 402-960-8240

SMG receives request or complaint; SMG notifies Committee; Committee works with SMG to resolve issue.

STREET MAINTENANCE – Coordinates and manages maintenance activities for Community streets owned by HOA.

David Chait 402-305-4868

Teri Radil 402-917-2743

SMG gets bids from street contractors and submits them to Committee for review. Committee submits them to Board. SMG assists Committee to negotiate the contract and manage project.

WEDGEWOOD TOWNHOMES COMMITTEES

For April 2026

TREES – Inspects trees with arborist on regular basis to assess health and trimming needs; manages treatment and trimming activities with contractors; approves invoices.

Brian Bross

OPEN

SMG receives request or complaint; SMG notifies Committee; Committee works with SMG to resolve issue.

WEBSITE/BINDER UPDATES/EMAIL COMMUNICATIONS

Patrice Wiens

602-524-2050

When SMG has information that should be added to the website or binder, SMG provides it to Committee.