



Beebe & Runyan Condominiums

Good Neighbor Policy

Revised July 31, 2013

Community living requires each resident to be considerate of his or her neighbors. Please enjoy yourself, but have respect for your neighbors.

The hours from 10:00 p.m. to 8:00 a.m. are considered “quiet” hours when noise may be disturbing to other residents. However, excessive noise and/or loud music in units, hallways, the atrium, on the rooftop, or other common areas cannot happen at any time. Should you experience excessive noise from an individual unit or common areas, please use the following steps as a guideline for resolving problems:

1. At your own discretion, you may elect to contact the party creating the noise and, in a polite manner, explain how the noise is affecting you and request that the problem be addressed immediately. Describe what you’re hearing and avoid telling them how to behave.
2. If the problem persists during quiet hours, or if you do not feel comfortable talking directly to the offending party, you may opt to contact the Omaha Police Department or Securitas to address the problem. ***To reach the Omaha Police, simply dial 911. To reach Securitas security, dial 877-686-1639.*** The police generally respond within 15 minutes, which is much faster than the 30 minute average of Securitas. However, one benefit of calling Securitas is that they will take the names of the people involved, and pass this information on to the management company. The Omaha Police on the other hand can issue citations if the offending party is breaking the law (e.g., using drugs), but the police do not generally take the names of people involved unless the reporting resident asks the officer to take names, or accompanies the officer to the scene. Finally, a \$50 charge for Securitas to respond will be the responsibility of the homeowner causing the policy infraction. Once the Police or Securitas’ report becomes available, the management company will contact the offending unit owner in writing to enforce the policy.
3. Should the offending homeowner, guests, or tenants, violate this policy following the written notification, a fine of \$250 will be assessed to the homeowner. Further failure to comply with this policy will result in further fines, and a failure to pay the fines incurred will result in legal actions as outlined in the Condominium Declaration, including, but not limited to, placing a lien on the condominium unit.