

Happy Memorial Day!

Armbrust Acres

Your Neighborhood, My Neighborhood, Our Neighborhood...

VOLUME 7, ISSUE 5

September 2017

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AA Fall Neighborhood Garage Sales

Gather Your Inventory

Your yard sale inventory is living right under your nose. The first step is to find it. In the weeks before your sale, scour closets and cupboards, bookcases and basement for yard sale finds.

How to decide? Some yard-salers ask these questions: "Have I cooked with it, worn it, displayed it, used it or read it within the last year?" Others apply a percentage rule: a firm 10 to 20 percent of all books, videos, clothing, or bric-a-brac must go. Either way, remind yourself that the goal is to clear clutter and make room in your organized home by finding new homes for items you don't use, need or love.

Challenge family members to contribute, and sweeten the deal by offering a cut of the profits. Children will be much more amenable to parting with outgrown toys if they see that there's something in it for them, in the form of cold, hard cash.

You'll need room to assess, clean and price your inventory, so choose a location that has space to work. A supply of records boxes with lids, found at the office supply store, will help contain and sort the growing stash of sale items.



Once an item's selected for sale, be stern! Store yard sale inventory in black plastic garbage bags or records boxes with lids to deter seller's remorse. No fair reading, looking or cooking; once an item is in the yard sale staging area, there is no appeal, no mercy and no second chance. Give that wedding-gift s'mores maker an emotional divorce. It's no longer junk or stuff, it's inventory!

Ready, Set, Sell!

It's sale day. You've posted your signs at the crack of dawn and your wares lie waiting. Now's the time to play salesman.

To run a lively sale, don't sit there like a lump in a lawn chair! Get up and talk to people. Be excited and enthusiastic. Comment on cute children, bumper stickers and T-shirt slogans. Be bubbly and vivacious and share lots of information about that wonderful set of bed linens that you love and adore but no longer match your color scheme. Not only will you create enthusiasm and make sales, you'll meet neighbors you never knew you had, so it's smart to put your best foot forward.

Offer free coffee, and give your children a taste of private enterprise, entrusting them with a donut concession. If people are eating, they're staying--and if they're staying, they're buying. That's the point!

Armbrust Acres Housing Market

There are currently 2 homes for sale in Armbrust. The average price is \$302,500 with an average market time of 71 days. There have been 19 homes sold in the last year.

Average sold price was \$326,763 with an average market time of 20 days. Currently there are 4 properties pending.

Please call one of us for a complete market analysis report.

John Rohwer 402 - 677-1111
or Char Smith 402-677-9279.

Save
the
date!

2017 AA Neighborhood Garage Sales
Fall Garage Sales September 21, 22, 23

Save
the
date!

Form an Exit Strategy - When The Sale Is Over

To avoid having to re-house unsold items, have a strategy for sale's end. Many charities will pick up all unsold items. Call and schedule a 3 p.m. pickup for sale day, or be prepared to box the leftovers for delivery to a thrift store donation site.

Consider a sale's end clearance event: post a sign advising that all merchandise will be half-price after 2 p.m. Alternately, stock up on grocery sacks and announce a "dollar a bag" special for the last hour of the sale. Buyers pay a dollar or two for each full bag--and you avoid the need to trek the unsold items to a charity site. Whatever you do, don't let the survivors back in the house! If you can't sell this stuff at a garage sale, what do you want with it, anyway?

You've sorted your stuff and scoped out the field. Now it's time to play retailer. First rule: advertise, advertise, advertise.

The secret to a successful yard sale is foot traffic. The more folks who walk through your sale, the more you'll sell. Lots of cars parked on your street signal the location of your sale and show yard-sale cruisers where to find you. If

business is brisk, buyers won't leave your premises without that lighted beer sign, for fear that someone else will snatch it right up. The more, the merrier; your muffin-tin change sorter will overflow.

Craigslist is the gold standard for online yard sale advertising. With a section devoted exclusively to garage sale listings, it's the place to publicize your sale. As a bonus benefit, a Craigslist listing will show up on the online Yard Sale Treasure Map, a real-time service for yard sale shoppers. Make it easy for them to find your sale by including date, time and address in title of your listing.

Use your computer (or your kids) to make signs, lots of signs. Crank them out in multiple to guide shoppers to your door!

Wrap up your sale when you said you would. A yard sale is a lot of work, and you're still not finished. Dispose of the leftovers, either to the charity pick-up or by boxing and delivering the items yourself.

Be considerate of your neighbors and next week's yard sale enthusiasts.

Remove all signs, and return your sale site to normal.

Then go count your proceeds--and take the family out to dinner. You've earned it!



First, here are the Top 10 Reasons To Have A Garage Sale:

- To earn extra money
- To make room for new stuff
- To prepare for a move
- Because it's fun
- To teach your kids about work
- To turn the "junk room" into a _____ room
- Because your teen doesn't play with Strawberry Shortcake anymore
- To do some Spring cleaning
- It's Step 5 in the "Packrats Anonymous 12-Step Program"
- To achieve family goals

2017 Membership Dues Update

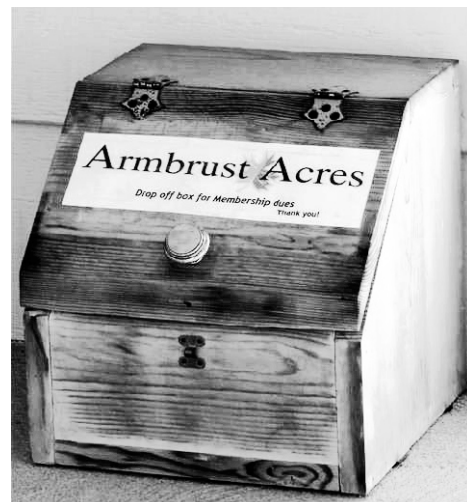
We would like to give a special "Thanks" to all of the families who have already paid their membership dues for 2017. As of August 8th, we have collected dues from approximately 89% of the residents.

It is very important that all residents pay their dues as the money helps pay for the extra expenses our neighborhood incurs throughout the year.

The 2017 Membership Dues form can be found on our website www.armbrustacres.net.

Simply complete the form and send it to Annie Beck. Her information is included on the form. You may also drop off the form with your payment in

the designated box on the porch of 16636 Frederick Circle. You can also download a copy from our website at www.armbrustacres.net.



2017 Membership Dues

Due: 01/01/2017

Amount: \$135.00

Playground Assessment 2016/2017

- Payable at once \$300.00
- Or in two rates
\$150 for 2016
\$150 for 2017

Please call Annie Beck at (402) 658-9140 if you are unable to get a copy of the form.

Thank you, AA Residents!

Armbrust Acres News

September 5, 2017 - Board Meeting!
The board meeting will be held at the Sayles residence.

Anyone who is interested in financials, social activities, planning, getting a status update on landscaping actions or just to see what is going on is invited to join us at the Sayles residence at 16631 Wright Circle.

Lost & Found:

Please contact Rose Bockleman if you have any information about lost or found items at 402-697-9250 or email rbockleman@hotmail.com.

Baseball Field & Park Shelter

Requests are honored in the order in which they are received and/or by the number of coaches and children that live in the neighborhood.

For more information, please contact Cory Libis.

Baby Sitting

Babysitting service available, evenings and weekends – **Madeline (Maddie) Fontana** is a current 8th grader who completed American Red Cross Babysitter's Training in 2015. Please give her a call for your toddler (3 and up) babysitting needs! 402-894-2173



Vivien Gaines, 14 years old - 3 years of babysitting experience - 2 years of assisting teachers in dance classes from ages 4 to 10

I am available in the weekends and occasionally during the week.

Contact me: (402) 403-8505 or vivijaneeg@gmail.com

Newsletter Contributions

All Armbrust Acres residents are welcome to contribute to our newsletter.

It is up to you what you would like to write about as we are looking for topics of interest to all our residents.

Please email your contribution to armbrustnewsletter@gmail.com.

The AAHA reserves the right withhold a contribution if declared inappropriate or irrelevant.

Did you know?

Today, a letter moves from New York to San Francisco in less than seven hours. In 1900, it took 4 ½ days. In 1850, it took four to six weeks.

People began using zip codes in 1963.



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Welcome the Schumacher Family

Katie and Nick moved to Armbrust Acres in June of this year to 163rd Circle from the Seven Pines neighborhood in Omaha. Like many of our residents, they like the fact that Armbrust Acres is a well maintained neighborhood, safe, quiet, and many friendly people. Armbrust Acres is a great location.

Nick was born in Sioux Falls and raised

in Bellevue. He attended Bellevue West.

Katie was born in Iowa and raised in South Dakota. She attended schools in Sioux Falls and Norfolk, Nebraska.

Katie and Nick have two children. Avery, the oldest, is fourteen and is a freshman at Millard North. Max is fifteen months and goes to daycare.

Nick works in Logistics at Fremont

Contract Carriers. Katie works as a Project Manager for TD Ameritrade.

The Schumacher's enjoy swimming, biking, hiking and kayaking.

The Schumacher's already met several new neighbors, some even brought cake and cupcakes.

Welcome to Armbrust Acres!



Smart Ways to Kill Fruit Flies

Unfiltered apple cider vinegar

Remove the cap from the bottle (it doesn't have to be full — nearly empty will also work). Cover the opening in plastic wrap and secure with a rubber band. Then, poke a hole for the fruit flies to enter. They can't resist the scent of vinegar, and they won't be able to exit once they're inside.

Vinegar and dish soap

If you find your fruit flies are impervious to the plastic wrap, try adding three drops of dish soap to a bowl of vinegar, and leave it uncovered. The soap cuts the surface tension of the vinegar so the flies will sink and drown.

A paper cone and a piece of fruit

Place a little vinegar and a chunk of very ripe fruit in a jar. Then, roll a piece of paper into a cone and stick it into the jar,

placing the narrow opening down. The fruit flies will be drawn in, but won't be able to get out.

Red wine

Like vinegar, fruit flies love the smell of wine. Try leaving out an open bottle with a little liquid — the skinny neck will keep the flies trapped.



Armbrust Acres

Your Neighborhood, My Neighborhood, Our Neighborhood...

This newsletter is produced by the Armbrust Acres Homeowners Association since May 2011.

Printer: abc printing 402.895.0222

Distributed to **553 homes** in Armbrust Acres every month.

Armbrust Acres Homeowners Association - www.armbrustacres.net

Advertising: armbrustadvertising@gmail.com - Nancy Sayles

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Omaha - What Is Going On In September?

Nebraska in Motion
September 23 2017
Orpheum Theater

Omaha Performing Arts celebrates the state's 150th anniversary through dance at Nebraska in Motion! Over a dozen dance troupes will present original pieces inspired by our state. Don't miss this exciting event, which features a special finale performance with Omaha Area Youth Orchestras. Admission is only \$10!



WeBop® Family Jazz Party
September 16 2017
Holland Performing Arts Center



Groove with the WeBop® Family Jazz Band – led by Jazz at Lincoln Center's Tim Sullivan – as we kick off our upcoming season of WeBop® classes! Sing, dance, meet the jazz band and learn groovin' new ways to engage with music as a family. These 45-minute interactive concerts are for children 8 months to 8 years of age and their parents. They're also the perfect way to what WeBop® classes are all about!

133rd German Day-Oktoberfest
September 15 2017
3717 S 120th St, Omaha, NE

Join the German-American Society's 133rd German Day Celebration-Oktoberfest 2017. Great German Food and Entertainment. German Folk Singers and Dancers, as well as a variety of bands. Good food, beer and wine.

Admission: Adults--\$5.00

Children 12 and under--Free

Active Military--Free

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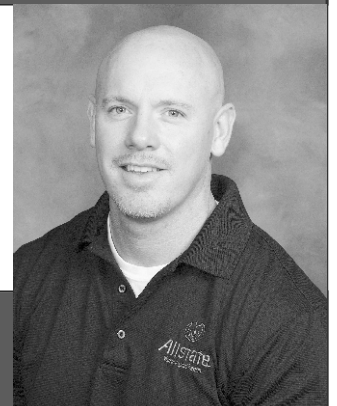
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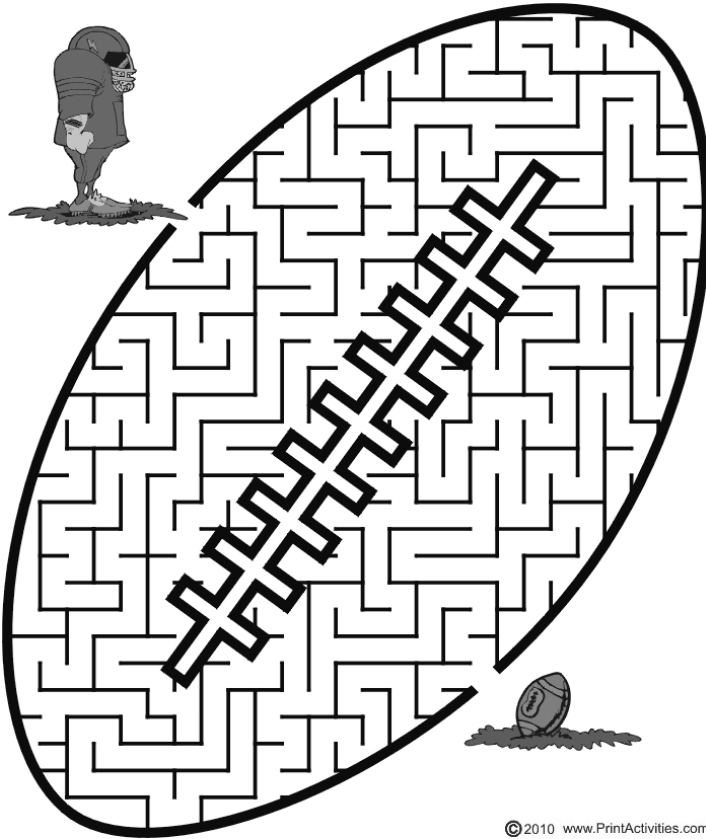


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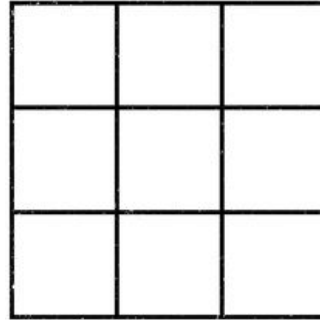
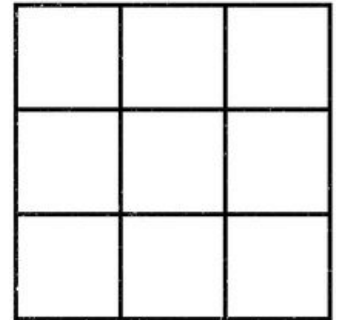
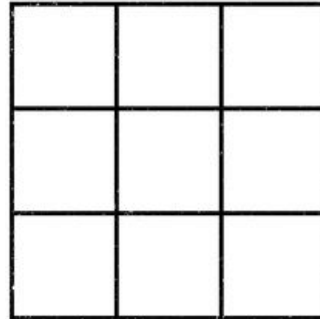
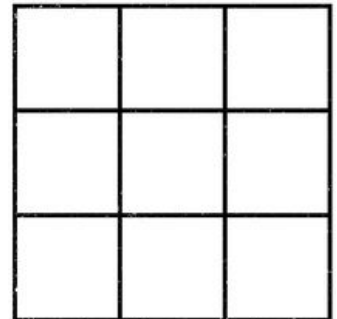
Monday - Friday 9am - 5 pm
15821 W Dodge Road #162 - Omaha, NE 68118



Armbrust Acres Fun For Old And Young



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Football Terms Word Search



W	I	D	E	R	E	C	E	I	V	E	R	E	T	U	R	N
Q	U	A	R	T	E	R	B	A	C	K	F	I	E	L	D	E
P	T	I	G	H	T	E	N	D	G	U	A	R	D	S	P	S
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