

# ARMBRUST ACRES

*Armbrust Acres Homeowners Association Newsletter*



## BOARD OF DIRECTORS

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LES ROBBINS

**SECRETARY:**  
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ERIC MUNCHEL

**OPERATIONS:**  
MARK GOODRICH

**OPERATIONS:**  
PAT MUELLER

**ACTIVITIES DIRECTOR:**  
SIENNA NANIA

**4TH OF JULY EVENT/PROJECT ELF:**  
JENNIFER FONTANA

**NEW NEIGHBORS/MEMBERSHIP:**  
JIM BEAVERS

**NEWSLETTER:**  
ERIN FAIRCHILD

**WEBSITE/IT:**  
ADAM JERMAIN

## Upcoming Events

We're (finally!) on the other side of winter and we couldn't be happier! Flowers are blooming, birds are chirping, and baby bunnies are hopping around all our backyards. Here's what's happening in the neighborhood this spring:

- April 23 - AA Annual Meeting - Heritage at Legacy - 5:30pm pizza and drinks - 6:30pm business meeting
- May 4 - Outdoor Star Wars Movie Party - Armbrust Acres Park - 8pm - Concession stand snacks
- May 9-11 - Armbrust Community Garage Sales - All Day - HOA member presale on May 8th from 6:30 to 8:00pm
- May 15 - HOA Board Meeting - Heritage at Legacy - 7pm
- June 19 - HOA Board Meeting - Heritage at Legacy - 7pm

## Announcements

- Make sure to **join the "Armbrust Acres Neighborhood Group" on Facebook** for an easy way to connect with your neighbors.
- For the latest neighborhood news and important updates **join our email list by emailing [armbrust.voice@gmail.com](mailto:armbrust.voice@gmail.com).**

# Letter From The President

Spring has sprung!

Spring clean-up was completed the first of March. We have 30 cul-de-sacs, one is rocked, so 29 circles were cleaned out and then mulched. They look terrific!

Big thank you to Sienna Nania, our activities Director for organizing and pulling off the successful, kid friendly, multi-generational, 1st annual Easter Egg Hunt. And thanks to the many, many others who volunteered for this event. Definitely will become a staple for AA in the future.

Also, shout out and thank you to Adam Jermain, our Website Manager, for the many changes and improvements to our website. They include on line dues payment used by about 60% of AA residents, pictures, graphics, Board meeting notifications with RSVP if you are planning on attending, posting of monthly Board meeting agendas and minutes, Property & Home Improvement Request Form with easy uploading of your plans, etc. Click on the QR code below to take a look around the website and see all the information it has about AA.

In response to feedback from the letter sent last summer to some residents about their trash cans being visible from the street, the Board last fall approved and has recently installed the cedar enclosure for the porta potty and trash cans at the park. Some additional screening with trees will be added. I appreciate the efforts of Kent Tyler and Doug Halvorson in helping to bring this to fruition.

I gotta tell you, in my walks and driving thru the neighborhood I have noticed a huge improvement in this problem and covenant violation. I am pleased to see from 70+ instances we are down to only a few, which will be addressed again soon, of trash cans in front of garage doors or stored on the side of the house still visible from the street. Let's face it, I think we can agree, trash cans stored in front of our homes does not add to its curb appeal. Many thanks to all of you who received the letter and made the necessary changes.

Hope to see you all at the annual meeting on Tuesday night, April 23rd. It begins at 5:30 with pizza and refreshments (that's always a draw for me) and business meeting at 6:30. Included on the agenda are elections of directors, financial information, updates on the 168th street improvement project and Corp of Engineers 30-foot corridor vegetation boundary management project, Fairy Garden relocation plans, Viewing Area use and improvements and so much more. It will be a full agenda so please join us and learn about what is going on in your community.

In closing, just a friendly reminder that the AA Board is made up of your neighbors and friends and is an all-volunteer group of dedicated individuals each bringing their unique perspective, personalities, talents and ideas. We try to be responsive to your needs, concerns, questions, ideas, listening to your complaints, and hear you cheering (even if it is silently) for what is accomplished. We won't always agree on the path forward but please know we always strive to do what is in the best interest of our neighborhood. Let's work together and make the world a better place!

Regards,

Les Robbins, President

402-690-6101

lesrobbins@cox.net



# Armbrust Acres Good Neighbor Award

Every quarter we'll be spotlighting a deserving member of the Armbrust Acres community who helps make it a better place for us all. To **nominate a neighbor** email **Erin Fairchild** at [erin.fairchild.aaha@gmail.com](mailto:erin.fairchild.aaha@gmail.com).



**Art & Pat Deharty  
Randy & Sharon  
VanWinkle**



"I would like to nominate Art & Pat Deharty and Randy & Sharon VanWinkle for their Valley Circle landscape on the center circle. It is beautiful and a real uplifting treat to go by and see on a walk or drive. They are a great example of why Armbrust Acres is the best neighborhood in Omaha. Three cheers for an awesome job and for showing how a small circle can make a difference. Thank you four so much!!" - *Ralph Lunders*

## Welcome New Neighbors!

Armbrust has so many fresh faces! We are so lucky you decided to call our neighborhood home. We hope you love it as much as we do and that we see you around at neighborhood events!

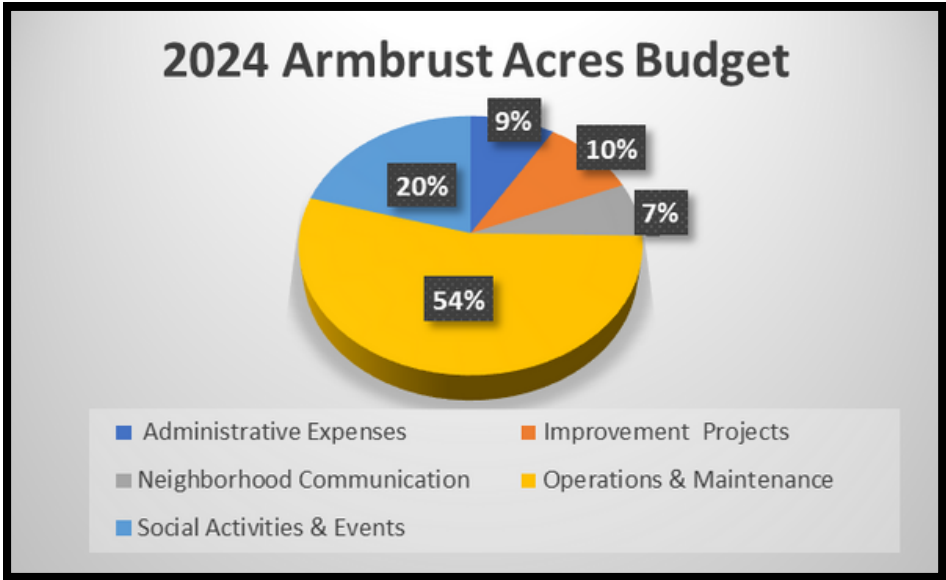
Mark & Melissa Maryott  
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Timothy & Katherine Jerry  
Sean & Kally Casey  
Paul & Laura Burch  
Tanner & Megan Schwarting



# Transparency in Numbers: Our Budget

A lot goes into running an HOA. While all HOA board members are volunteers and do not receive any compensation for their time and efforts, there are a number of expenses we incur as a neighborhood. Please see below for a breakdown of the 2024 Armbrust Acres budget and how it compares to 2023. Further breakdown of the numbers will be discussed at our upcoming annual meeting.



## 2024

In 2024, we are projecting to receive approximately \$88,000 in funds from collecting dues, grants, baseball field rentals, and newsletter/directory advertisements.

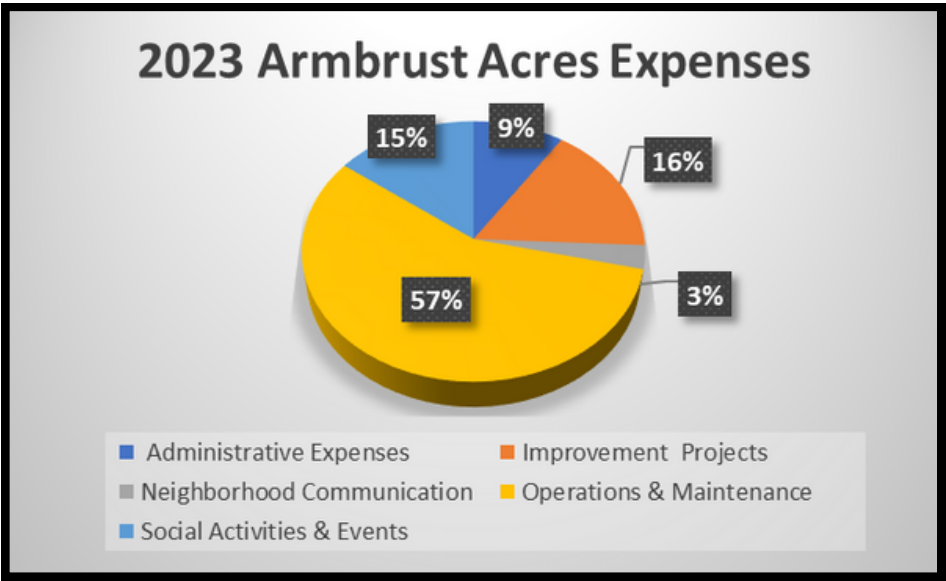
Our expenses for the upcoming year are anticipated at \$85,500. The graph to the left shows the 5 categories in which the funds will be allocated.

## 2023

2023 came to a close with the neighborhood collecting \$80,165.68.

The expenses for 2023 amounted to \$82,734.08 and are broken down by the 5 categories shown in the graph.

We as a neighborhood ended the year with a total of \$34,674.27 in the bank.



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# Upcoming Events at Armbrust

Spring is here neighbors! Time for some fun from a galaxy far, far away....

Saturday, May the 4th, we will have an **Outdoor Star Wars Movie Party!** The Cantina Concessions Stand opens at 8:00pm at the park! If you have Star Wars apparel, now's the time to break it out! Follow us on Facebook to stay up to date.

With spring comes spring cleaning. Why not make some money, too? The **Armbrust Community Garage Sale** will be May 9, 10, and 11. Let's make 2024's Garage Sale huge! I asked, and you all told me what you'd like to see. As requested, there will be an HOA member presale on Wednesday night from 6:30 to 8:00pm, maps of the sales, and more listings on every community calendar we can find. If you want to make some money and clear your clutter, let me know and I'll get you on the map. Hey kids - lemonade stands are welcomed!

I'd also like to give a big thank you to the neighborhood for making our winter events such a hit! We were able to take more than 40 boxes of desperately needed goods to the homeless shelter after the Brunch and Blues Event! The Egg Hunt was such fun and I had a new record of volunteers (20) helping me out.

-Submitted by Sienna Nania, Activities Director





**Hello.  
My name  
is Inigo  
Montoya**

**There is a yard sale  
at Armbrust Acres  
PREPARE TO BUY!**

**May 9, 10, & 11**  
**08:30am - 04:00pm**



**Armbrust  
Acres**

**168th & W. Center**

For all the big and caring hearts in Armbrust Acres...

**Blues and Brunch  
Free Family Event**  
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Contact Sienna at [siennaf@siennaf.com](mailto:siennaf@siennaf.com) for a list of urgently needed items to donate.

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for details and pricing.



# A Hippy Hoppin' Good Time

Armbrust Acres hosted its first annual Easter Egg Hunt this year! And boy did the neighborhood show up! We had over 300 people come out to find eggs, pose for pictures with the Easter bunny, decorate cookies, play games, and win prizes. We had the best time and are already looking forward to next year!



## The Fairy Garden is on the move!

Fear not friends! We know how sad everyone is at the loss of the trees around Lake Zorinsky and the impact this has on our beloved fairy garden.

The Fairy Garden has a new home and is moving to the South end of Armbrust Acres Park. We look forward to you and your family making new memories with it this year and in future years to come.

A big thank you to Ralph Lunders, Troy Gerhardt, and the Franke family (Nate, Jodi, and Katie) who helped secure and set up the new location!



# “You Just Can’t Teach That!”

A friend of mine, probably 30+ years my junior and who is looking to buy a home in AA, had recently visited our park. He asked me where did all the basketballs come from? I told him last year they began accumulating so AAHA purchased a wire basket to keep them together. About a dozen or so basketballs had been left behind. Youngsters bring a ball, leave it and thereby share them with others for pickup games. Pretty cool!

This visitor mentioned he saw the plaque on the court and asked me, “How did the basketball court get there?” Here’s the rest of the story:

In late 2000, a group of Armbrust Acres residents conceived the idea to build this court to honor the memory of Bryce Gerhardt, a 12-year-old young man who lived just up the street in Armbrust Acres. He died unexpectedly that previous March while playing basketball, a game he excelled at and loved. When witnessing a spectacular move on the basketball court, Bryce is remembered to have coined the saying, “You just can’t teach that!”. His parents still live in the same house on Oak Street.

The dream was to provide a space for additional wholesome activities for our neighborhood families. This group working together in cooperation with the AAHA Board and a volunteer general contractor, petitioned the neighborhood and raised all \$20,000+ of the costs by putting on basketball tournaments, garage sales and soliciting donations from area residents and businesses.

The court was built in the spring of 2002. Now, twenty-two years later, it is a fixture of our park and is still being enjoyed by many people of all ages for a variety of purposes. It has become a focal point and cornerstone of activities such as the 4th of July celebrations, Music in the Park, and other events. What a lasting tribute!

In the early morning recently, before the Easter Egg Hunt, I made a sweep of the park and was heading down the sidewalk along 167th street when here comes a man with a ladder and young boy in tow bouncing a basketball. I struck up a conversation with him and he said he noticed the basketball nets were worn out and needed replacement. He went on to explain how much his family enjoys the park, how his son Jack plays basketball there every chance he gets to, his team has used it for practice, and this was a small token of their appreciation.

It's true some things come naturally and you just can't teach them while other actions like doing an act of kindness, under the radar, without seeking any recognition quietly in the morning light, are learned traits. Justin Eloranta, neighbor and friend, your “small” act of generosity made a big impression on me! You made the world a better place!



-A story submitted by Les Robbins