

Happy St. Patrick's Day!

# Armbrust Acres

Your Neighborhood, My Neighborhood, Our Neighborhood...

VOLUME 5, ISSUE 11

MARCH 2016

## Board Of Directors

**President:** Open

**Vice President and Acting President:**  
Lyle Krueger  
lyle.krueger@centurylink.net

**Secretary:** Open

**Treasurer:** Dave Campagna  
dave4245@cox.net

**Operations:** Tim Salzbrenner  
timsalzbrenner@gmail.com

**Newsletter:** Nancy Sayles  
nancysayles1977@yahoo.com

**Membership:** Annie Beck  
annie.beck@cox.net

**Website:** Laurie Brodeur  
lrbrodeur@gmail.com

## Members At Large:

**Mark Goodrich**  
mdgdvm10@gmail.com

**Jake Farrell**  
omahajaker@gmail.com

**Doug Larson**  
dlarson6@cox.net

## Committee Chairs

**Social Committee**  
Bonnie Farkas  
bonnie.farkas@gmail.com

**Social Committee**  
Lisa Whalen  
lisawhalen@cox.net

**New Neighbor Coordinator:**  
Chris Olson  
christine.olson@cox.net

**Lost and Found:** Rose Bockleman  
rbockleman@hotmail.com

**Garage Sale:** Rose Rutherford  
rbrutherford@cox.net

**Security Alerts:** Dave Beck  
dave@beckinssolutions.com

## Armbrust Acres Playground Vote

An important vote for our Armbrust Acres Homeowners Association (AAHA) residents will be happening soon regarding funding for the new playground surface and park. It's also important that our five-hundred and fifty three homeowners understand why this vote is required.



### AAHA Bylaws

Under the registered Bylaws of the AAHA, any capital improvements financed by dues costing more than \$25,000 for any one fiscal year shall be undertaken only upon

recommendation of the volunteers helping with the AAHA Board and accepted by 75% of the entire number of members present at a special meeting or responsive to a vote thereon by mail.

### Financing New Playground Equipment & Surface

Based upon a safety inspection by the city, part of our playground equipment, for older children, had to be removed because it was not safe. We now only have a couple swing sets and equipment for younger children on a mulch surface. A neighborhood committee was formed to identify new requirements and get bids for a new playground. Based upon their work, the new playground equipment and surface will cost about \$129,000. The exact cost will vary based upon how much neighborhood

project can perform.

The AAHA Board has voted and recommended that a new playground is needed and that it be financed by a special assessment consisting of \$150.00 per AAHA household each year for two years.

For this special assessment to be legal it must be approved by 75% of votes received.



More information about the Playground Information sessions can be found on page 4 of this newsletter.

Thank you!

## Armbrust Acres Housing Market

There are currently 5 homes for sale in Armbrust. The average price is \$ 309,680 with an average market time of 51 days. There have been 26 homes sold in the last year. Average price was \$ 272,206 with an average time of 19

days. Currently there are 3 properties pending. Please call one of us for a complete market analysis report.

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



\$349,500  
16629 Westfield Cir



\$329,000  
16323 Hascall St



\$320,000  
2812 S 167th St



\$299,900  
16318 Westfield Cir



\$250,000  
16232 Wright Cir

**AA Annual Meeting**  
**April - 04/26/2016**  
**7pm at The Heritage**



**Spring Garage Sales**  
**May 12 - 14, 2016**



**Spring Clean-Up**  
**Dates will be published**  
**in the April issue**  
**of the AA newsletter**

## 2016 Membership Dues Update

We are over 53% PAID for home owners dues! We also have over \$2,900 in donations to upgrade and replace the playground equipment in our park, \$1,700 in donations for our annual fireworks show on the 4th of July and another \$380 for Entrances/cul-de-sacs. A big Thank You!

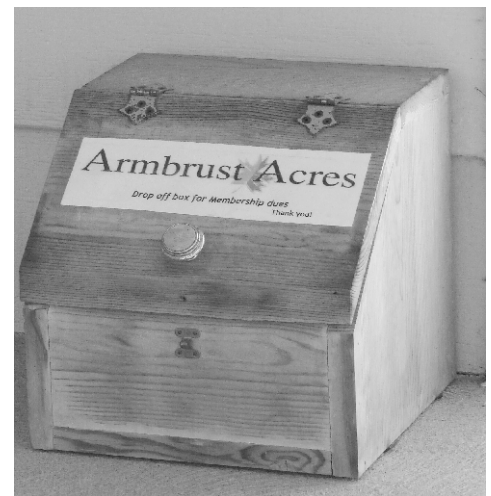
A friendly reminder that dues are \$135 and were due on January 1st. Please help us save membership costs by cutting down on mailing costs to those that have not paid. We will start mailing out invoices for those that have not paid yet. Last year was the least amount of liens that we had to place on homes in the neighborhood and we would prefer to not place any liens this year. Once a lien is

placed you will not be able to refinance or sell until it is removed and it dings your credit rating as well.

Remember if there is a hardship situation, please contact Annie Beck at 402.685.9140 to discuss options. And we also have the credit card option. Call our treasurer David Campagna at 402.578.5205 if you wish to pay this years dues by credit card.

Dues are used to maintain our park, sidewalks and cul-de-sacs. It also pays our insurance, county taxes on land owned by our subdivision, common area trash and snow removal and utilities (water and power) among other things. A full report on what your dues are used

for will be available at the annual meeting April 26, 2016.



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**Armbrust Acres**

Your Neighborhood, My Neighborhood, Our Neighborhood...

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

**Print:** abc printing 402.895.0222

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

Armbrust Acres Homeowners Association  
[www.armbrustacres.org](http://www.armbrustacres.org)

Advertising: [armbrustadvertising@gmail.com](mailto:armbrustadvertising@gmail.com)  
 Nancy Sayles 402.699.2486

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**For Armbrust Residents Please bring this coupon!**

Armbrust Acres Newsletter Coupon - March 31, 2016



## Armbrust Acres News

### March 8, 2016 - Board Meeting!

The board meeting will be held at the Campagna 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 7 pm at the Campagna residence at 3834 S 163rd Circle.



### Lost & Found:

**FOUND:** Black lid to black trash can. Found on 166th & Frederick Circle 2-10 Please contact Rose Bockelman if you have any information about lost or found items at 402-697-9250 or email rbockelman@hotmail.com.

### Baseball Field & Park Shelter Reservations

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 Mike Bauer via email at mdkcbauser@me.com.

### AAHA - Member-At-Large & Secretary

If you can share some time and new ideas with the board, please join our monthly board meeting in order to get a feel for it.

We are looking for Members-At-Large as well as a Secretary. For more information please contact Lyle Krueger at lyle.krueger@centurylink.net.

## Contribution

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.

You could write about the following for example:

- family vacations
- remodel projects
- anniversary, birthday, graduation, new family addition announcements
- shout outs for a special person

Please email your contribution to armbrustnewsletter@gmail.com.

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

## Did you know?

- The characters Bert and Ernie on Sesame Street were named after Bert the cop and Ernie the taxi driver in Frank Capra's "It's a Wonderful Life."
- In every episode of Seinfeld there was a Superman somewhere in the picture.



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**Monday thru Friday: 7:30 am - 6 pm  
Saturday: 8 am - noon**

Dr. Joanne Gaines, Owner  
Armbrust Acres Resident

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**Call to Schedule An Appointment**

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# Playground Information Sessions at The Heritage

On February 2nd and 4th, the playground committee hosted two informational nights regarding the park project. Thank you to everyone that attended these meetings.

Here are some of the items discussed:

- The playground equipment and the flooring for the site
- The value the playground brings to our neighborhood
- Total cost of the project
- Project funding
- Upcoming voting on the neighborhood assessment



Eric Crouch, with Crouch Recreation, gave a presentation on the proposed park and answered questions residents had. Some of the questions that were raised during these meetings were:

1) What is the cost of this park? A: The project will be \$123,000.00. A lot of value engineering went into the design, enabling us to save a considerable amount of money. For instance, a community build will save us about \$35,000.00 and is something that we will have plenty of volunteers for. There are

also a variety of grants and rebates that we will be able to apply for, however this cannot be done until the park has been installed.

2) Is there much maintenance? A: The equipment can be cleaned with a product that they provide and can be wiped down on an annual basis. The poured in place flooring can be pressure washed when need arises. No more hauling in sand and mulch!

3) How safe is the product? A: All products proposed in the design meet all of the playground safety qualifications and come with certain levels of warranties.

4) What is the time frame? A: In order for us to take advantage of our pricing (which is 2015 pricing) we will need to do the project in 2016.

5) Will this be handicap accessible? A: Absolutely. The flooring will enable absolutely anyone to access the equipment. There will be accessible swings, slides, spinners and other events throughout the new park. One of the comments we heard over and over again was, "I am so excited to take my grandkids down to the new park".

After Eric Crouch gave his presentation, Tim Salzbrenner, playground committee member and director of Operations for Armbrust Acres, spoke on the details of the project and answered questions from the residents. There was great dialogue between all people present at the

meetings.

The question on everyone's mind was, how much this is going to cost each household through the assessment. The proposed assessment will be for \$300 from each household (payable in a single payment or payable over two years). According to the by-laws, a neighborhood vote will be required for the \$300 assessment.

It was very encouraging to see the excitement from the majority of the Armbrust Acres residents. Within the next month, we will be sending out a postcard in the mail. This IS your voting ballot. Please fill out and return. You can either mail this ballot back, or place it in a sealed envelope and deliver it to one of the addresses that will be identified on the postcard.



Thank you for your support of the Armbrust Acres neighborhood. It is with all of us working together that we accomplish great things!

## 9 Bad Winter Habits That Are Ruining Your Car

The weather outside is frightful, meaning it's that time of year when mornings are freezing and roads are slick. Your car is the most precious thing you have between yourself and the road. Unfortunately, you may be making maintenance and driving mistakes that will cost you and your automobile dearly.

Here are nine bad habits that you may not be aware of and how you can do better to keep your car in top shape.

1. Forgetting to Change the Windshield

Wipers

2. Warming the Car for Too Long

3. Continuing to Use Summer Tires When Winter Hits

4. Forgetting to Check Tire Pressure

5. Failing to Protect the Dashboard

6. Keeping Up with the Amount of Gas in Your Car

7. Pouring a Bucket of Hot Water on the Windshield for Deicing

8. Slamming on the Brakes and Overcorrecting When You Hit a Patch of Ice

9. Speeding in Snowy Conditions

Source: [www.weather.com](http://www.weather.com)



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# Omaha - What is going on in March?

**Rodgers & Hammerstein's Cinderella**  
February 16 - 21, 2016  
Orpheum Theater | Slosburg Hall

Rodgers + Hammerstein's CINDERELLA is the Tony Award®-winning Broadway musical from the creators of The Sound of Music and South Pacific that's delighting audiences with its contemporary take on the classic tale. This lush production features an incredible orchestra, jaw-dropping transformations and all the moments you love — the pumpkin, the glass slipper, the masked ball and more — plus some surprising new twists! Be transported back to your childhood as you rediscover some of Rodgers + Hammerstein's most beloved songs.



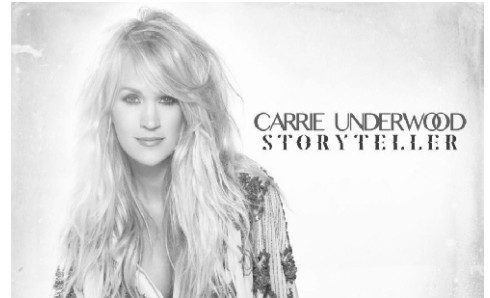
**Untamed Wild**  
March 08, 2016  
Holland Performing Arts Center



The North Face® athlete Cory Richards has carved out a niche as one of the world's leading expedition photographers. By traveling to the remote corners of the world, he has won awards at nearly every major adventure film festival. In 2012, he was named National Geographic Adventurer of the Year.

**Carrie Underwood: The Storyteller Tour**  
Pinnacle Bank Arena, Lincoln, NE  
Sat, Mar 26, 2016 07:00 PM

The Storyteller Tour: Stories in the Round is the fifth headlining concert tour from American country music artist Carrie Underwood. The tour is in support of her fifth studio album Storyteller (2015) and began on January 30, 2016, in Jacksonville, Florida. For the shows in the United States, \$1 from each ticket sold will be donated to Underwood's C.A.T.S. Foundation. This will be her first tour in three years.



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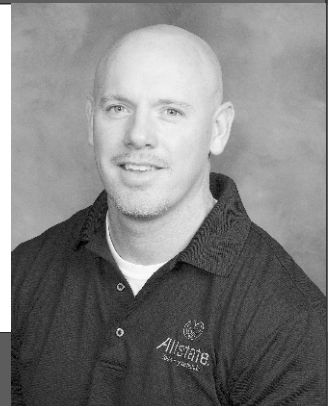
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# Armbrust Acres Fun For Old And Young



Armbrust Acres group of boys shoveling off the basketball court.

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Res: 402-333-8270 Res: 402-334-0420  
charlotte.smith@cbshome.com john.rohwer@cbshome.com



## St. Patrick's Day Word Search Puzzle

### Word List

SAINT  
PATRICK  
IRISH  
BLARNEY  
BLESSING  
EMERALD  
LEPRECHAUN  
GOLD  
GREEN  
IRELAND  
LIMERICK  
MAGIC  
PARADE  
RAINBOW  
SHAMROCK  
LUCKY  
WISH  
FAIRY  
MARCH  
PARTY  
CLOVER  
POT  
SNAKES

O R L E P R E C H A U N I A P  
U S P T L S W W P O T Y U W V  
J P A R I H U B C N S A I N T  
L A T A M A H L S S F A I R Y  
B R R I E M C E I R E L A N D  
L T I N R R L S P P A R A D E  
C Y C B I O O S S N A K E S A  
P M K O C C V I U Z B N K B M  
L L X W K K E N J V L P O C U  
L E P Z P A R G T U A I H T O  
U A N K M A G I C U R W R D L  
C W I S H T R K B A N C U X K  
K E C V M G R E E N E G O L D  
Y V E M E R A L D R Y T A I B  
C U X M A R C H Y I R I S H V

Search the puzzle for the words shown in the word list. Circle each word that you find until you find all of the words in the whole puzzle!

