

Armbrust Acres

VOLUME 8, ISSUE 4

APRIL 2019 - Q2

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Open

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Lost and Found:

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Join us for the Annual Meeting

The annual board meeting will be held at The Heritage At Legacy on April 23, 2019. The doors open at 6:30 PM. We will have pizza and water. The meeting officially begins at 7 PM.

Anyone who is interested in financials, social activities, planning, getting a status update on the board activities or just to see what is going on is invited to join us.



We will have several important topics to be discussed such as the

ANNUAL MEETING

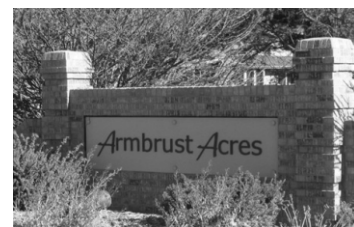


neighborhood landscaping initiative, discussions around the 2019 budget as well as neighborhood security. The Armbrust Acres Citizen Patrol will provide information on how you can get involved making our neighborhood a safer place. We will also get an update on Armbrust real estate trends from our resident Realtors,

John Rohwer and Char Smith. You will have the opportunity to meet the board members, other neighbors and help make important decisions by coming to this great neighborhood event.

Your opinion matters to us. Often times it is a lot easier to discover solutions face to face rather than on the phone or via email.

We look forward to seeing you!



Armbrust Acres Housing Market

There is currently 1 home for sale in Armbrust. The average price is \$325,000 with an average market time of 11 days. There have been 21 homes sold in the last year. Average sold price was \$314,238 with an average market time of 29 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.

AA Annual Meeting - April 23, 2019

7 PM at The Heritage at Legacy

Spring Clean-Up - April 27, 2019

9 AM - 2 PM

Faithful Shepherd Lutheran parking lot (2530 S 165th Ave)

More details about this event can be found on page 4

AA Spring Garage Sales - May 9, 10 and 11

Annual 4th of July Celebrations - July 6, 2019

Welcome to Armbrust Acres!

Joshua and Lauranne Lyons moved into Armbrust Acres in November 2018. They lived in an apartment in Elkhorn before they decided to move to Armbrust Acres. They love the beautiful neighborhood in the Millard school district and it is close to their parents. They have already met a few of their neighbors, but it's hard in the winter when people spend most of the time indoors.

Lauranne was born and raised in Omaha. She lived in Stony Brook and Mission Park. Lauranne went to Millard West, UNO for both undergraduate and graduate degrees.

Joshua was born in Omaha. He attended Millard South and UNO for both undergraduate and his masters.

Lauranne works in Research and Development for TreeHouse Foods and Josh is a Marketing Analyst at TD Ameritrade.

In her spare time Lauranne likes to try new recipes. She loves to bake and she

also enjoys knitting.

The Lyons family is so happy with their new home. They love that each house in this neighborhood has its own character. Together they like cooking as well as going to concerts. Joshua loves watching the St. Louis Cardinals baseball and the Huskers.

Joshua and Lauranne like Omaha because it is a smaller city with a lot of the benefits of a large one. It's a nice place to raise a family.



Stay Informed

Social Committee Chair Needed

We need caring and committed neighbors, like you, who are willing to take an active role in keeping this a great place to live.

Anyone who is interested should contact us at armbrust.voice@gmail.com.

4th Of July Celebrations

The 2019 Independence Day celebration will be held on July 6th. We will have family games, contests, the parade, a DJ, food services, kids fun, fireworks and lots more... If you would like to make suggestions for family games or volunteer to be responsible for organizing one of the games, contact us at armbrust.voice@gmail.com.

Armbrust Acres Directories

The new Armbrust Acres Directories will arrive in Spring. Learn about your neighbors and services they may offer.

It is always good to have a copy!

Reminder: AA Newsletter Printed Quarterly!

Since January 2018 our Armbrust Acres newsletter is printed quarterly.

The newsletter as well as other valuable information, such as membership dues, contacts, covenants, home improvement information and much more, can be found on our website www.armbrustacres.net. Another source for neighborhood related information, events and notifications can be found on our Facebook page

Your contributions to our newsletter allow the Armbrust Acres Home Owners Association to provide all its residents with updates of what is going

on in the neighborhood and also gives our residents options of the wonderful services provided by local businesses. The Armbrust Acres newsletter is produced by the Armbrust Acres Homeowners Association. It is distributed on a quarterly basis to 553 homes in the Armbrust Acres neighborhood.

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.



AAHA Website

- Covenants
- Membership Dues
- Roofing Guidelines
- Property and Home Improvement Request Form
- AAHA Board and Committee
- Newsletters (Old & New)
- Events
- Security Email Sign Up
- Lost & Found
- New Neighbor Form
- Our Supporters
- General Contact Form

Armbrust Acres News

April 23, 2019 - Annual Meeting!

The annual meeting will be held at the Heritage at Legacy at 7 PM.

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 Heritage at Legacy.

Lost & Found:

Please contact us if you have any information about lost or found items at email armbrust.voice@gmail.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 at (402) 651-9133 or CoryLibis@americanwealthpartners.net.



Babysitting

Babysitting service available, evenings and weekends – **Madeline (Maddie) Fontana** is a current 9th grader who completed American Red Cross Babysitter's Training in 2015. Please give her a call for your toddler (3 and up) babysitting needs! 402-979-1704.

Vivien Gaines, 15 year old sophomore at Millard West, 4 years of babysitting experience, 3 years of assisting dance classes. Contact at 402 403 8505 or Vivijaneg@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?

The wings of the airplane are just one component of flight. There are actually four forces of flight that push the plane up, down, forward, or slow it down. These four forces of flight are lift, thrust, drag, and weight.

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 quarter.

Armbrust Acres Homeowners Association

www.armbrustacres.net

Advertising: armbrustadvertising@gmail.com
Nancy Sayles 402.699.2486



Ridgeview Animal Hospital

"We love to love your pets!"

(402) 333-3366

www.ridgeviewanimalhospitalomaha.com

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& kitten care - Senior pet care - In house
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Cold Laser Therapy - Behavioral & Nutritional
Counseling - Grooming

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

Dr. Joanne Gaines, Owner
Armbrust Acres Resident



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Pigeons - Bees - Carpenter Ants - Roached - Spiders
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www.lienpestcontrol.com

Spring Clean Up!

April 27, 2018 - 9 AM - 2 PM

Faithful Shepherd Lutheran Church Parking Lot (2530 S 165th Ave)

The Spring Clean Up program is a joint effort of Keep Omaha Beautiful, Inc., and the City of Omaha. But Spring Clean Up would not happen without the many community advocate organizations that provide the volunteers to staff the collection sites.

Spring Clean Up is for the disposal of bulky or difficult to dispose of items such as chairs, couches, appliances, and tires.



Spring Clean Up is not a disposal program for regular household garbage (putrescible waste) for which collection is provided weekly. Spring Clean Up also offers the opportunity to dispose of large limbs and brush that would be difficult to dispose of using the City's weekly yard waste collection.

Not every Spring Clean Up site will collect all materials. Appliances, tires, and lead acid batteries will only be collected at one designated site each Clean Up Saturday.

Collection sites will have vouchers available for disposal of tree limbs and brush on Clean Up Saturdays. Spring Clean Up is open to all Omaha residents. People utilizing a

Spring Clean Up site do not need to be a dues paying member of the sponsoring organization, nor do they have to pay any fees what so ever to use a Spring Clean Up site, or the tree limb and brush disposal vouchers.

Examples of Accepted/Common Items (NOT a comprehensive list)

- Furniture (couches, chairs, mattresses, etc.)
- Carpet
- Auto parts
- Tires and lead-acid batteries (at designated locations)
- Appliances (at designated locations)
- Swing sets
- Bicycles and tricycles
- Lumber
- Drywall
- Empty cans, pails, and buckets
- Railroad Ties must be cut into 1 foot pieces for disposal (no site will accept full-size railroad ties)

Prohibited Items (this is not a comprehensive list)

- Rocks and concrete
- Household garbage (putrescible waste) – put out with your normal trash collection.



- Dead animals, fecal material, and animal bedding

- Full-size railroad ties

The Nebraska Department of Environmental Quality (NDEQ) has published a guide for disposal. Contact the NDEQ for additional information at (877) 253-2603.



Household Hazardous wastes including, but not limited to:

- Auto fluids (gas, oil, grease, and anti-freeze)
- Paint and Turpentine
- Lawn chemicals

Visit www.underthesink.org for proper disposal information

Unused paint can be taken to the Under the Sink location at 4001 S 120th St without an appointment between 9am and 4pm.

Neighborhoods Served

Armbrust Acres, Leawood Southwest, Pacific Heights, Western Trails Hidden Ridge

Location

Faithful Shepard Lutheran Church
Parking Lot
2530 S 165th Ave Bulky Materials Only
Start 9 am
End 2 PM

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Dos and Don'ts of Yard Sale Display

Displaying your merchandise is a crucial part of holding a successful yard sale. Yard sale goods that are clean, organized, and well-presented sell better. If you're looking for garage sale display ideas, start with these 14 do's and don'ts:

1. Do Buy or Borrow Folding Tables (or Make Some from Sawhorses and Plywood)

If you borrow your breakfast table from the kitchen, that's the one thing every shopper will want to buy, even if it's clearly marked "not for sale." They'll ask about folding tables too, but not as often.



2. Do Group Like Items Together

When you group like items together, the goods look more abundant and makes for a better display. Also, shoppers looking for something specific can find it faster, and they're more likely to buy multiple pieces.

3. Do Clean the Goods Before Displaying Them

Dusty furniture, sticky glassware, and stinky, stained clothing scream of neglect. Clean, well-tended pieces appear more valuable.

Spritz old coats, draperies and curtains, and upholstered furniture with something to get rid of the musty smell if they've been in storage. Make antique wood furniture shine with a fresh coat of wax.

4. Don't Go Overboard Cleaning and Prepping the Merchandise

It's one thing to polish the copper and wash the dirty clothes, but don't iron the outgrown onesies or refinish the furniture. You won't make enough money to recoup the time you invested.

5. Do Display Small Valuable Items Close to the Checkout Area

Keep valuable objects close to the house or at the checkout table so you can keep an eye on them, especially if they're small or fragile.

If you don't, jewelry and real silver may walk away when you're not looking. And, delicate ephemera (vintage paper items) may be damaged by shoppers that don't appreciate its value.

6. Do Place Breakables Out of Children's Reach

Some shoppers let their children run wild -- and those who do will probably refuse to pay for your now-broken collection of carnival glass.

7. Do Display Big Showy Pieces Closest to the Street

Place desirable sale merchandise at the street end of your yard or driveway, especially seasonal items and large pieces (such as furniture). Even if you're setting up most of the merchandise in the garage, it's makes the sale look bigger and better, and it gives drive-by browsers a reason to stop.

8. Do Display Adult and Big Kids' Clothing on Hangers

Hang the clothing on racks and arrange it by size. It looks better, it's easier to look through, and it's less likely to end up on the ground.

9. Don't Place Tables and Clothing Racks Too Close

Don't place tables and clothing racks so close together that shoppers can't comfortably get through. Not every shopper is a size two.

If space is an issue, you don't have to cram everything into the garage. Spread out across the driveway and yard. It makes your sale look bigger anyway.

10. Do Display Baby and Small Children's Clothing on Tables

Fold and stack baby and young kids' clothing on tables, and arrange it by size and type. It takes up less space than

hanging them, and little pieces are easy to straighten and refold.

11. Do Have an Outlet or Extension Cord Handy

Customers expect to check electrical items. If you don't have an outside outlet, run a heavy-duty extension cord from your house or garage. Keep a light bulb on hand for testing lamps too.

12. Don't Sell Merchandise That's Damaged Beyond Repair or Recalled

Don't sell dangerous or destroyed merchandise. The money you'll make isn't worth it.

It's fine to sell a nonworking vintage radio to someone who wants it for display, but be honest about the condition. Don't tell a shopper the toaster works if it doesn't. That customer you con may turn out to be the HOA president, your child's soccer coach, or your new boss.

13. Do Remove All Non-Sale Items from The Area

Remove all portable objects from your garage, porch, or yard before the sale. If you don't, every other shopper will ask for a price on your potted plants and garden hose.

If you can't move it, mark with a sign that says "Not for Sale." Some will still ask, but not as many.

14. Do Straighten and Rearrange the Tables During Downtime

Yard sales get hectic and shoppers make a mess of the merchandise. When you have a moment, do some straightening before the next wave of shoppers arrive.

Source: www.thespruce.com



Property & Home Improvement Request Form



Your Neighborhood, My Neighborhood, Our Neighborhood...

Please submit home improvement request(s) including required plans, drawings, and subissions to:
Armbrust Acres Homeowners Association via email: **armbrust.voice@gmail.com**

Name(s): _____

Date Application Submitted: _____

Address: _____

Phone: _____ Mobile: _____

Email: _____

Proposed Home Improvement: _____

Brief Description: _____

Please submit, along with this form, a drawing displaying your lot and home, improvement location, dimensions, materials, and colors.

PLEASE NOTE: It is YOUR responsibility to comply with Association Covenants, which require approval for property and home improvements. **DO NOT START YOUR WORK PRIOR TO RECEIVING FULL APPROVAL OF ALL SUBMITTED IMPROVEMENTS!** Also, allow the committee one month to review. You will receive a written or emailed response to your submission. This submission is good for one year from date of approval.

I understand and will comply with the above conditions.

Homeowner's Signature

Date

ACTION BY ARCHITECTURAL COMMITTEE:

Approve _____

Disapproved _____

Conditionally Approved _____

Subject to the following: _____

AAHA Board Signature

Reply Date

Armbrust Acres Fun For Old And Young



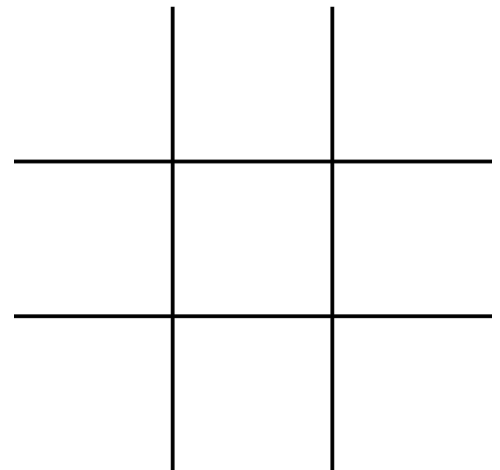
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April
April Fool's Day
bloom
bud
Buddha's Birthday
cherry blossom
crops
daffodil
Earth Day

Easter
farmer
flower
grow
June
May
melt
Mother's Day
new leaves

plant
plow
seed
shower
sprout
thaw
tulip
wake up
warm

Buying or Selling? Call the Armbrust Acres Experts!

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