

# Armbrust Acres

VOLUME 8, ISSUE 3

FEBRUARY 2019 - Q1

## Board Of Directors

### President:

Open

### Vice President

Brandon Devere

[Brandon.devere.aaha@gmail.com](mailto:Brandon.devere.aaha@gmail.com)

### Secretary, Website, Newsletter

Nancy Sayles

[nancysayles1977@yahoo.com](mailto:nancysayles1977@yahoo.com)

### Treasurer:

Lyle Krueger

[lyle.krueger@centurylink.net](mailto:lyle.krueger@centurylink.net)

### Operations:

Jonathan Johnson

[mrjsj5582@gmail.com](mailto:mrjsj5582@gmail.com)

### Membership:

Shawn Ross

[shawrossaaha@gmail.com](mailto:shawrossaaha@gmail.com)

## Members At Large:

### Mark Goodrich

[mdgdvm10@gmail.com](mailto:mdgdvm10@gmail.com)

### Paula Paulson

[pltrev2002@yahoo.com](mailto:pltrev2002@yahoo.com)

### Laura Hansen

[lhansen@investorsomaha.com](mailto:lhansen@investorsomaha.com)

### Jennifer Fontana

[JFontana@nebraskamed.com](mailto:JFontana@nebraskamed.com)

### Eric Munchel

[ericmunchel@hotmail.com](mailto:ericmunchel@hotmail.com)

## Committee Chairs

### Lost and Found:

[armbrust.voice@gmail.com](mailto:armbrust.voice@gmail.com)

### Garage Sale: Paula Paulson

[pltrev2002@yahoo.com](mailto:pltrev2002@yahoo.com)

### Security Alerts: Phil Phipps

[philphipps@hotmail.com](mailto:philphipps@hotmail.com)

## Thank you Armbrust Residents!

The year 2018 will forever go down in the Armbrust Acres record books as a year where a dedicated group of people banded together to sort out things that had transpired prior to their involvement in the HOA.

We will be forever thankful to those that stepped forward with their time and expertise to right the wrongs. Without dwelling on the past, we've spent time reflecting on it and have identified areas where change is warranted and anticipate bringing that forward in 2019.

We learned a lot about what a group is capable of and identified sectors that warrant improvement. A lot of the neighborhood responsibilities

are now being handled via committees. The board still discusses and votes when needed, but committees focus on bringing things to fruition. That has enabled everyone to find their niche and work within it.

An integral part of a Homeowners Association is the volunteers that make it all happen. We would love to see more board involvement in 2019. If you have a niche or would simply enjoy being involved in the betterment of our great neighborhood, we would love to see you! Any interest in grounds work, landscaping, accounting, event planning (July 4th event), new neighbors, newsletters, or real estate

would mean that you would be able to lend a helping hand to the Armbrust Acres Homeowners Association.

Interested in joining us? Great! We will see YOU at the next meeting! Mark your calendar for March 12, 2019 at 7PM. We will be meeting at 16630 Frederick Circle.

Questions? Send them our way

[armbrust.voice@gmail.com](mailto:armbrust.voice@gmail.com).



## Armbrust Acres Housing Market

There are currently 0 homes for sale in Armbrust.

There have been 50 homes sold in the last year. Average sold price was \$314,253 with

an average market time of 26 days. Currently there is one property pending.

Please call one of us for a complete market analysis

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

**Annual Meeting - April 23, 2019**

**Spring Cleanup - TBD**

**Spring Garage Sales - May 9/10/11, 2019**

**Independence Day Celebrations - July 6, 2019**

# Welcome to Armbrust Acres!

Kara and Adam Jermain moved into Armbrust Acres in July 2018. Kara is from Omaha and Adam is from Oklahoma City. Kara graduated from Creighton law school and is in-house counsel for Home Instead Senior Care. Adam went to Baylor University and works at Gallup as a technical project manager. They have two "dog kids" - basset mix

Duncan and Teddy, a golden retriever mix. In their free time they enjoy walking the dogs in the neighborhood, photography, house projects, and they are board members for an area dog rescue, Midwest Wheaten Rescue. The Jermaines cannot wait to make many new friends in Armbrust Acres, which they find to be one of the most charming neighborhoods in the entire city!



# 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](mailto: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](mailto:armbrust.voice@gmail.com).

## Armbrust Acres Directories

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

It is always good to have a copy!

I KNOW THIS NEIGHBORHOOD  
LIKE IT'S MY OWN.

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KARA BELLINO  
402-968-7756



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# Armbrust Acres News

## March 12, 2019 - Board Meeting!

The board meeting will be held at the Fontana 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 Fontana residence at 16630 Frederick Circle.

## Lost & Found:

Please contact us if you have any information about lost or found items at email [armbrust.voice@gmail.com](mailto: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](mailto: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](mailto: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](mailto:armbrustnewsletter@gmail.com).

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

**Did you know?** The exact amount of water contained in snow can vary quite significantly depending on how the snow formed, but as a general average, every 12 cm of snow would provide 1 cm of water.

**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](http://www.armbrustacres.net)

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

 **Ridgeview Animal Hospital**

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[www.ridgeviewanimalhospitalomaha.com](http://www.ridgeviewanimalhospitalomaha.com)

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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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# How to Use Deicers and Anti-Icers on Sidewalks and Driveways

When freezing weather hits, sidewalks and driveways can become dangerously slick. And if you've ever gotten out there with a shovel, you know how tenaciously that ice can cling to your driveway! Deicers and anti-icers are chemicals that help to break or prevent a bond between the ice and concrete, making it easier to shovel.



It's important to remember that these products are not intended to melt large quantities of snow or ice. For thick layers, you'll still need that snow shovel! Deicers and anti-icers contain chemicals that can be toxic to the environment and corrosive to your driveway concrete, so it's important to apply them sparingly and according to package instructions.

## About Deicers

The most common products available to homeowners fall into the category of deicers. Deicers are made of mineral salts and work on the chemistry principle that salt water has a lower freezing point than fresh water. As the salts dissolve, they seep down to form a liquid layer underneath the ice that allows the ice to be easily removed.

While many products contain a mixture of ingredients, the most common deicing chemicals are:

**Sodium Chloride (Rock Salt):** This is the cheapest deicing material, but it has a couple of disadvantages, since it only works down to 15° F, is damaging to concrete and plants, and unhealthy for pets.

**Potassium Chloride:** Works similar to rock salt, is better for areas with warmer winters, and is one of the less toxic options.

Street covered in snow

**Calcium Chloride:** Works at much lower temperatures (down to -20° F) and is less toxic. One advantage of calcium chloride is that it attracts water and creates heat, which means it will actively dissolve ice rather than sitting on top of the ice.

**Magnesium Chloride:** Has similar qualities as calcium chloride, but works down to about 5° F.

**Urea:** Deicers containing urea or chemical fertilizers may seem good for your lawn, but they're the most corrosive to concrete and the least recommended of all the deicers.

**Other Options:** There are also a few options for non-chloride based deicers. Safe Paw is an amide-glycol blend that is marketed as salt-free and safe for pets. Calcium magnesium acetate (CMA), is a more environmentally-friendly deicer made from limestone and acetic acid.

**Sand and Kitty Litter:** Both provide better traction on ice, but won't actually melt ice.



## About Anti-Icers

Anti-icers are applied before snow and ice fall to prevent ice from building on pavement. For homeowners, the most common anti-icers are simply liquid salt solutions (the same as deicers, only in liquid form) that are sprayed onto driveways and sidewalks before a snowfall.

Other types of anti-icing chemicals are used by maintenance crews to prevent ice on parking lots and roads. These viscous, sticky sprays aren't widely available for home use.

## Ice Removal Tips

**Go Easy:** Use the minimum amount of d



Deicer or anti-icer needed. Remember that it's only supposed to break the bond to make shoveling easier; it's not supposed to melt it all.

**Sprinkle Early:** The sooner you can apply an ice removal product, the better. Head out right as the snow or ice starts, and sprinkle a thin layer on sidewalks and steps to prevent a sticky buildup.

## Crystal deicer

Crystal deicers work the fastest

**Check Effectiveness:** You should see the ice begin to melt within 15-30 minutes. If it isn't melting, the temperature may be too low for your product.

**Pellets vs. liquid:** Pellets or crystals are best for applying on top of ice, so they can melt their way straight down. Liquids are best applied as preventative measures. Deicing flakes are less effective.



**Be Aware of Risks:** Deicers and anti-icers can be harmful to humans, pets, and your lawn, particularly if over applied. They can also interfere with the freeze-thaw cycles in concrete and damage your driveway, and the liquid layer can increase rusting of iron and steel. To protect your home and loved ones, use these products very sparingly. If deicers and anti-icers are applied properly, it doesn't take much to get great results.

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

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# Good Sleigh Riding Places in Omaha

Sledding or tobogganing is a common activity in North America and wintry areas, similar to sliding, but in a prone or seated position requiring a device or vehicle generically known in the US and Canada as a sled or in other countries as a sledge or toboggan. More formally it is one of three olympic sports— the luge, skeleton, or bobsledding, all of which are based on sled principles and developed in the same time and place (St. Moritz) by much the same circle of people, mainly English tourists with an interested assist from the worthy craftsmen of that Swiss village.

Three of the best words to describe this are fun, fun and fun. Well maybe we can use four words and throw the word family in front of fun, fun, and fun.

One the favorite outdoor winter activities of many Omaha residents is sledding down the big hill at Memorial Park on Underwood Avenue in mid-town Omaha. Many who grow up in Omaha have fond Memories of spending hours there after school, on weekends, or on snow days off from school. Kids today enjoy it just the same (and some of the older “kids” still do as well). You don’t even need to be from Omaha.



The hill at Memorial Park , which is over 100 feet high and a hundred yards long, is just the right height and steepness for the thrill seeking child or the conservative parent, each who attack the hill their own way. And the ways of attacking the hill are many. Some go solo on their saucers, while others go tandem down the slope on a two-person sled. Still others decide to pack their sled with as many as possible.

Another great place to sled is St. Robert's at 120th and Pacific - sled down from the parking lot to the soccer fields. The fenced in area allows you and your children to enjoy and have fun



*St. Roberts at 120th & Pacific*

Whether you enjoy the conventional way down a hill, seated on sled, or something just bit more exciting, such as standing or going head first while holding on to your friend in the sled next to you, sledding at Memorial Park is sure to fit your style. Modern sledding began in St Moritz during the early 1870s when



*Catlin Elementary School - 12736 Marinda St*

British visitors with more time than activities began to experiment and play around with boys' delivery sleds for recreation at the dawn of winter resorting in winter climes. Soon they

were brainstorming on how to steer the old-fashioned flat-bottomed toboggans. These sleds were created after citizens of St. Moritz would bargain over lumber to create sleds.) typical of the time and added runners



*Hawthorne Park (near 177th & Karen St.*

whilst terrorizing the pedestrians as they used the narrow lanes and streets of the picturesque town as a run and subsequently took to racing. Soon the Bobsled, Luge, and Skeleton were developed in succession. By mid-decade, Kulm hotel owner C. Badrutt had the first run or course purpose built for the fledgling sport, and alpine events began amongst the privileged leisure set.

News of the rich and famous inspired the invention of the flexible flyer covered hereafter, which along with toboggans were the prosaic substitute to the nascent competitive sports aborning among the beautiful people of wealth and leisure. Unlike purpose built courses, such sleds were available to the common man and usable on any suitably snow covered nearby slope.

There is just one thing you should always keep in mind:”Sledding may be hazardous! Sled at your own risk!

Enjoy the beauty of Winter!



*Armbrust Acres Park*

# 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: \_\_\_\_\_

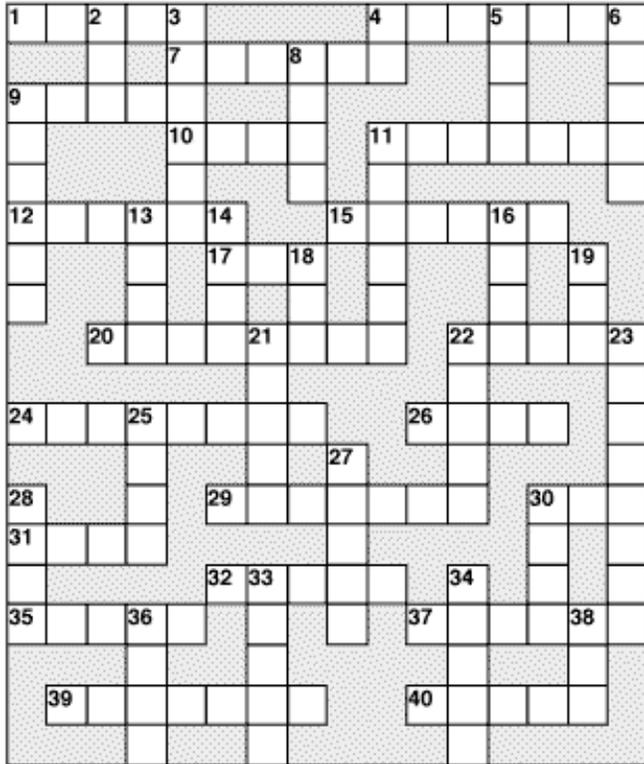
\_\_\_\_\_  
AAHA Board Signature

\_\_\_\_\_  
Reply Date

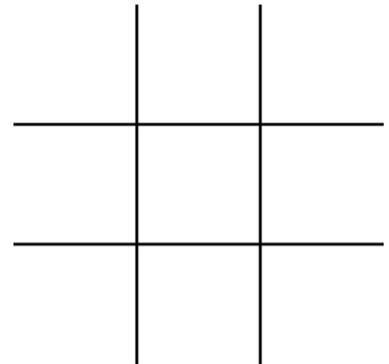
# Armbrust Acres Fun For Old And Young



## Winter Crossword



## tic tac toe

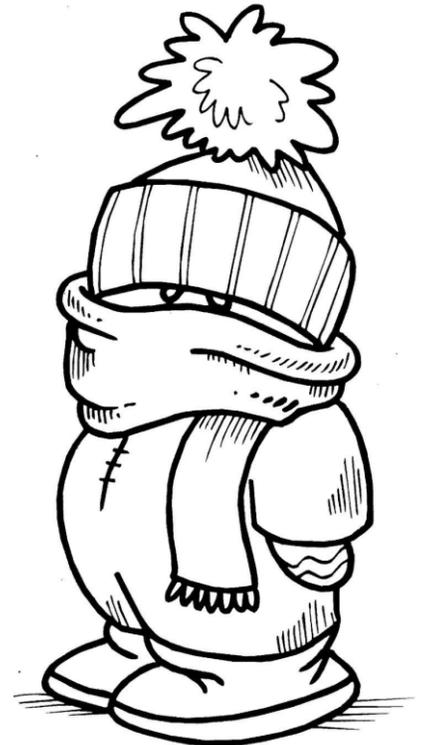


**Down:**

- 2. Frozen water
- 3. Small
- 4. Myself
- 5. Small pie
- 6. Neck warmer
- 8. Chilly
- 9. Used to move snow
- 11. A season
- 13. Strong emotion
- 14. Ripped
- 16. Nil
- 18. Bath \_\_\_\_\_
- 19. Cloud of water vapour
- 21. Last month of winter
- 22. Wooden snow vehicles
- 23. Winter road condition
- 25. Be carried on
- 27. Locomotive
- 28. Carried along by wind
- 30. Piece of hockey equipment
- 33. Make this in the snow
- 34. Winter foot wear
- 36. Faucets can do this
- 38. You hear with this

**Across:**

- 1. Sudden cold breeze
- 4. Hand warmers
- 7. Hanging spike of ice
- 9. Freezing rain
- 10. Show and \_\_\_\_\_
- 11. Conditions outside
- 12. Flowering plant, colour
- 15. Achoo
- 17. Not in
- 20. Month of winter
- 22. Carols, etc.
- 24. Valentine month
- 26. Thaw
- 29. Keeps drinks warm
- 30. Small dog
- 31. Winter Olympic sport
- 32. Silky material
- 35. Breezy
- 37. Ice sport
- 39. Foot warmer
- 40. Direct a vehicle's course



**Buying or Selling? Call the Armbrust Acres Experts!**

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