

# ARMBRUST ACRES

*Armbrust Acres Homeowners Association Newsletter*



## BOARD OF DIRECTORS

**PRESIDENT:**  
LES ROBBINS

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**OPERATIONS:**  
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**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

Snow is falling and cold temperatures have (unfortunately) arrived! Beat the winter blues and socialize with your neighbors at these fun winter events:

- January 17 - HOA Board Meeting - Heritage at Legacy - 7pm
- January 30 - Cabin Fever Happy Hour - Blatt Legacy - 4:30-6:30pm - Free Apps + Drink Specials - 21+ only
- February 17 - Blues and Brunch benefiting Siena Francis House - Mouth of the South Lakeside - 11-2pm - Complimentary waffles + music with homegoods donation
- February 21 - HOA Board Meeting - Heritage at Legacy - 7pm
- March 20 - HOA Board Meeting - Heritage at Legacy - 7pm
- March 30 - Easter Egg Hunt - Armbrust Acres Park - 11am - Egg Hunt, Games, Easter Bunny Visit

## 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

Happy New Year! 2024 is here! As we turn the page on another year, I'd like to thank all the faithful volunteers who collectively worked together to "keep the lights on" which means continuing the activities and business affairs of Armbrust Acres this past year. There are too many folks to mention each one specifically by name, but they did, among other things:

- organized, planned and pulled off the spectacular Independence Day celebration which was delayed a week due to rain (unusual reason during such a dry 2023)
- held Music in the Park, National Night Out and a host of other community activities
- planted, pulled weeds, cleaned up and maintained the quality appearance at our entrances
- trimmed trees in the park
- decorated for the holidays...dusting off & reconditioning existing lights and decorations as well as purchasing additional ones to enhance the displays, putting them up at both entrances and the park pavilion (new this year), then taking them down and returning them to our storage unit
- attended monthly Board meetings, kept track of the finances, enforced our covenants, made many decisions keeping the best interest of AA in mind

Presently, there are volunteer positions open. Let me know if you are interested in helping in one of these slots or some other way:

- Reservations coordinator for the baseball diamond and park pavilion
- Advertising coordinator for the newsletter
- Food truck coordinator
- Newsletter editor

As indicated elsewhere, the Board did decide to raise dues to \$145 for 2024. This is a relatively small amount for each of us to pay to keep the lights on.

One carryover from last year is building an enclosure around the porta-potty and trash cans at the park. This will be done in the spring.

In closing, I wish all of you a healthy and happy new year!

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).



## Eric Munchel



“Eric is the epitome of a volunteer. He jumps in feet first, is always offering to help out, follows up and follows thru, serves to serve and not for the recognition. He did an excellent job as VP and President. A year ago, when I expressed a desire to “retire” as Treasurer, he once again answered the bell. To my pleasure he has nailed this new position while adding his own personal touch.

AA has benefited from Eric’s unselfish contributions of his time and talents. He has developed a body of knowledge that constantly enhances the operations of the association. One recent example is his writing the detailed letter regarding dues and other matters included in this newsletter on his own without any prompting from anyone. Many thanks to Eric for boldly attending that first board meeting over 5 years ago and becoming a truly amazing asset to the community!” - *Les Robbins*

## Fun Facts About Eric

- **Number of years as an Armbrust Acres resident:** 8 - “We moved to Armbrust Acres the summer of 2017 after we fell in love with the amazing park and the unique and beautiful homes throughout the area. Our move occurred during the 4th of July weekend, and we took a break to check out the 4th of July Celebration and to our delight it was one of the best firework shows we had ever seen. We knew then we had found a wonderful place to live.”
- **Favorite thing about living in the neighborhood:** “I have really enjoyed all the neighbors I have met, the great friends I’ve made, and seeing the neighborhood continue to thrive through the many improvements and activities initiated by the HOA. My whole family is involved, from participating in cleanup to stuffing envelopes. ”
- **Occupation:** Civil Engineer

**Thank you for your service to our neighborhood, Eric!**



# 2024 Updates from the Board

First we want to thank each and every one for making 2023 another amazing year for the neighborhood. The purpose of this letter is to provide important information to all at the start of the year. Also, this letter will remain on the website as an easy place for all to access through the year.

**HOA Dues** - Based on our annual budget and allowable dues to be set in our covenants, the 2024 dues have been set at \$145. This is a \$10 increase in dues from last year. As always, we review the budget each fall and reevaluate any changes to the dues. Additionally, a full overview of the annual budget will be reviewed at our Armbrust Acres Annual Meeting in April. Per the bylaws, payment is due March 31st. Please see the below payment options:

1. **Pay Online** - We are continuing to use our online portal to accept dues by credit card or e-check. Visit the "Pay Dues" tab on the website. We are still using Cheddar Up as our vendor to collect the dues safely and securely.
2. **Write a Check** - Please write a check made payable to Armbrust Acres HOA. This can be either dropped off in the locked mailbox at the park or mailed to: Armbrust Acres HOA 16707 Spring Circle Omaha, NE, 68130
3. **Donation Option** - We have offered the ability and want to continue to offer the ability to give a little more to certain aspects of the neighborhood you love through donations. If paying online, donation options are listed. If paying by check please note on the memo line or include a separate note and we will direct the funds accordingly. Fireworks, Entrance Landscaping, Christmas Lights, Music at the Park, to name a few.

Thank you for your continued support and payment of 2024 dues and donations. Your support helps make Armbrust Acres a wonderful place to live!

**Membership Database** - Our Armbrust Acres Residence Membership Database is a living and changing thing and we need your help to keep it up to date. The mailed invoice will contain the information we have on file. Please be on the lookout for that mailing and if you see any changes, please either drop off the changes in the mailbox at the park with your dues, or send an email to [Armbrust.Voice@gmail.com](mailto:Armbrust.Voice@gmail.com).

**Volunteers** - We are looking for volunteers! Our neighborhood is built on volunteering and we cannot do it without the many volunteers that help out every year. This does not mean you need to be a board member (but you could be!). We are looking for anyone wanting to give back to the neighborhood. This could be as little as directing traffic for an hour at the 4th of July Parade to writing a neighborhood article/blog post. Jump on the website and drop us a note if interested or join us at one our Monthly Meetings that occur the third Wednesday. Check Facebook and the website for times and locations.

**Armbrust Acres Home Improvement Requests** - If you are doing an improvement on your property, please submit a Home Improvement request to [Armbrust.Voice@gmail.com](mailto:Armbrust.Voice@gmail.com). The form can be found on the website under the "Documents" tab. We review all request at each of the monthly meetings for approval.

**Monthly Meetings** - Every month there is an open-door meeting held to discuss items related to the neighborhood. We encourage anyone interested to please attend. These are typically scheduled for the 3rd Wednesday of every month and are being held at Heritage at Legacy. Don't hesitate to reach out to us on the website or at [Armbrust.Voice@gmail.com](mailto:Armbrust.Voice@gmail.com).

**Covenants** - A reminder that the Association is tasked with enforcing the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements of the Armbrust Acres Subdivision. The Covenants can be accessed via the "Documents" section of the website.

If you have an issue with a neighbor violating the covenants, we strongly encourage you to knock on your neighbor's door, and politely ask them to cooperate. Many issues can be resolved with a neighborly discussion. If you cannot reach a compromise, you can notify the Association of the violation by emailing [Armbrust.voice@gmail.com](mailto:Armbrust.voice@gmail.com).

**Communications** - Currently we are utilizing a private Facebook group, email list, newsletter, and occasional paper mailing to communicate with the neighborhood. We do not use or monitor Next Door. If you have not signed up to be part of the email database or Facebook group, please reach out us.

If you have any additional questions, please don't hesitate to reach out to us at our email address at [Armbrust.voice@gmail.com](mailto:Armbrust.voice@gmail.com), or drop us a note in our locked mailbox near the park.

Sincerely,

Armbrust Acres HOA Board

Your Neighborhood, My Neighborhood, OUR Neighborhood

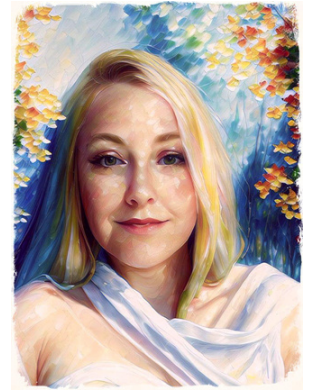
# Upcoming Events at Armbrust

Let's kick the year off with a **CABIN FEVER HAPPY HOUR!** This 21+ event will be held at Blatt Legacy. It'll feature some of our local beer experts to answer all of your questions about home brewing, craft beers, local brewers, and pairing beer with food. We'll have free delicious appetizers and great beer specials! Come on down and meet your neighbors on January 30th from 4:30 PM to 6:30 PM. Come hungry because you might want to stay for dinner!

In February, we're going to celebrate the kind hearts we have in Armbrust. The HOA will be hosting a **BLUES AND BRUNCH FAMILY EVENT!** I'm asking any family that is able to gather a few items to donate to families and individuals facing homelessness. The Siena Francis House in Omaha is doing great work for our community helping the homeless. They never turn anyone away who needs food, shelter, or services to get back on their feet. You can drop off donations by contacting me or by coming down to our Blues and Brunch celebration at Mouth of the South Lakeside on February 17th. Any resident bringing a donation is welcome to have complimentary waffles and goodies and enjoy the live music from 11:00 AM to 2:00 PM. Kids - I'll have a special treat for any of you helping out.

Then in March, we'll have an **EASTER EGG HUNT IN THE PARK** for all our Armbrust residents. Let's make this an amazing first event! I'm going to need some help. Our first planning meeting will be on February 17 right after the Blues and Brunch event. If we get enough volunteers we'll be having an Egg Hunt, DJ, Cookie Decorating, Coloring Contest, Games, and an appearance by the Easter Bunny!

Can't wait to make this year even more fun! For information about events, the Siena Francis House needs list, or volunteering, **contact me at [sienna@naniaarts.com](mailto:sienna@naniaarts.com) or 402-575-0303.** Thank you to all the folks and businesses who have helped in 2023! Happy New Year!



## Cabin Fever Happy Hour

### January 30th from 4:30 to 6:30

## Featuring Local Beer and Food Pairings

Join us at the West O Blatt located across the street at The Shops of Legacy  
Free food and great drink specials. Come on down and meet your neighbors.  
This is a 21 and over event



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



**Blues and Brunch**  
Free Family Event  
Benefiting the Siena Francis House of Omaha  
**Saturday February 17**  
Mouth of the South Lakeside  
11 AM to 2 PM  
Live Music & Great Food

Contact Sienna at [sienna@naniaarts.com](mailto:sienna@naniaarts.com) for a list of urgently needed items to donate.



First Annual Armbrust Acres  
Easter Egg Hunt  
March 30th, 11 AM  
At the Park



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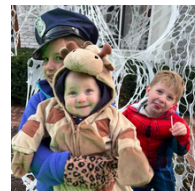
Your support helps us sponsor fun events and amenities (like this color newsletter!) for our neighborhood.

Contact Sienna Nania at [sienna@naniaarts.com](mailto:sienna@naniaarts.com) for details and pricing.



# A Spooky Good Time

Halloween is always a lot of fun in Armbrust Acres! This year giant skeletons decorated lawns and little ghouls and goblins descended on the neighborhood in search of candy. The chilly temps couldn't stop the fun as adults and kids alike hung out in driveways, enjoying snacks, music, and warm drinks.



## Thank You Doug and Neighbors!

Your hard work and passion keeps our Armbrust Acres entrances looking beautiful! We all so enjoyed the holiday lights and decoration displays this year!



# Turkey Trottin' Around the Park

Thank you to everyone who participated in our inaugural Turkey Trot on Thanksgiving! Much fun was had by all as we got a little movement in (and some coffee and donuts!) before our big feasts! A big thanks to Nania Arts LLC for sponsoring!



# Santa Claus Came to Town

The man in red himself made a special pit stop at our park this year. He met with girls and boys to hear their Christmas wishes. Rumor has it he even joined in on a basketball game with some of the older kids. Thank you to all the families who stopped by!



# Thank You for Supporting Project Elf!

Thank you to all of our residents and friends who sponsored children during our Project Elf partnership in December! Our neighborhood sponsored 70 children, and received donations of numerous gift cards from a variety of stores and vendors! The Nebraska Children's Home Society representatives are grateful for the generous support and contributions that our residents provided.

Stay tuned this Fall for the Armbrust Acres Homeowners Association Newsletter and Facebook group for details regarding Project Elf 2024 which will be Armbrust Acres' 35th year of involvement with this worthwhile community project!