

Happy New Year!

Armbrust Acres

Your Neighborhood, My Neighborhood, Our Neighborhood...

VOLUME 6, ISSUE 9

JANUARY 2017

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Garage Sale: Rose Rutherford

rbutherford@cox.net

Security Alerts: Dave Beck

dave@beckinssolutions.com

AA Membership Dues 2017

The Armbrust Acres Home Owners Association would like to remind everyone that it is that time of year for the annual Membership dues. Dues for 2017 remain at \$135. You will find the notices for the 2017 dues as an insert inside the newsletter. Please complete the form and send it along with your payment to the address provided.



Please remember, the information you fill out will be used for the Armbrust Acres directory so please make sure everything is accurate and you include any services, members of your household perform such as babysitting, lawn services, snow removal services, lessons, or anything else you would like mentioned. Also, if there is any service listed in last year's directory that you would like taken out please let us know.

We wish to thank our resident

realtors at CBS Home, John Rohwer and Char Smith for their continued support in producing our neighborhood directory. Without their financial assistance and dedication to the neighborhood it would be difficult to have the directories for all to use.

This year you can call David Campagna at 402.578.5205 and pay by credit card, or you can drop off a check to Annie Beck's residence in the Armbrust Acres mail slot at 16636 Frederick Circle.

Due to the tremendous response the last two years we have included the opportunity for neighbors to give additional funds to support specific Armbrust Acres events and improvements.

In case you are wondering what your dues are paying for, they include items like utility bills (lights and water at the entryways and park), lawn and maintenance of the entrances, viewing area and the park. They also include snow removal on neighborhood owned sidewalks, trash removal at the park, landscape improvements, mowing,

fertilizing, and treating and trimming trees/shrubs in the park, viewing area and cul-de-sacs. We also have to pay property taxes to the city for the park and viewing area, insurance, and professional fees associated with collecting dues and homeowner complaints. We have a detailed breakdown of all costs at the annual meeting and our monthly board meetings for those that wish to attend. Our meetings are announced in the newsletter and all are invited to attend.

The board feels that it is very important to adhere to the covenants in order to protect and preserve your home's resale value! People have many options when it comes to neighborhoods. We want to make sure that when they drive through Armbrust Acres they feel secure in their decision to invest here!

Thank You for your Support!



Armbrust Acres Housing Market

There are currently 1 home for sale in Armbrust. The average price is \$ 305,600 with an average market time of 72 days. There have been 29

homes sold in the last year. Average price was \$ 290,966 with an average market time of 11 days. Currently there are 2 properties pending. Please

call one of us for a complete market analysis report.

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

What To Do If Your Animal Is Missing

The Nebraska Humane Society provides municipal pound services for Omaha, Ralston, La Vista, Papillion, Bellevue, Gretna, Springfield and Sarpy County. If you live in these areas, it's likely your stray animal will end up with us.

Stray animals found in Omaha, Douglas County, Ralston, and outside of our animal control service areas will be held for 3 days. Strays found in Sarpy County cities will be held for 5 days.



File a missing pet report online

Be as detailed as possible when filling out the report, including if your pet is microchipped and/or wearing identification tags. You will be allowed to attach a photo at the end of the report. File a report in person at NHS

Come to the Nebraska Humane Society

and we'll help you complete a lost report. Be prepared to give a detailed description of your lost pet. Bring a photo of your pet with you. Once your report is completed, we'll have you tour every kennel in our building to look for your pet.

LOST AND FOUND HOURS AND LOCATION

If your animal has been brought to the Nebraska Humane Society by a good samaritan or animal control you may reclaim it at our main location at 8929 Fort Street in Omaha, NE. Our lost and found area is open weekdays from 12 p.m. to 7 p.m. and weekends from 12 p.m. to 5 p.m.

CONTACT LOST AND FOUND

If you would prefer to submit a lost report over the phone or have questions about your lost or found pet, please call 402-905-3410.

RETRIEVING A LOST ANIMAL

You must physically come to the shelter to claim your animal.

You must be at least 18 to walk through our stray kennels.

A picture ID, such as a driver's license, is required to redeem your pet.

Additional proof of ownership, such as the pet's picture, microchip verification, and/or vaccination records, may be required.

There are fees associated with redeeming your pet. These fees will vary based on the city in which you reside and how often your pet has been brought to the shelter.

I'VE REPORTED MY ANIMAL MISSING, NOW WHAT?

Even after filling out a lost report, please continue to visit the shelter and website daily.

Bookmark the NHS website and be on a constant lookout for your animal. Our lost and found section is updated every 30 minutes for your convenience. If you've lost an animal, check both the Animals Located at the Shelter section and the Animals Reported Found by the Public section. Your animal could potentially be in either area.



NEBRASKA
HUMANE
SOCIETY

2017 AA Neighborhood Garage Sales

Save
the
date!

Spring Garage Sales May 18, 19, 20
Fall Garage Sales September 21, 22, 23

Save
the
date!



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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.

Printer: abc printing 402.895.0222

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

Armbrust Acres Homeowners Association
www.armbrustacres.org

Advertising: armbrustadvertising@gmail.com
Nancy Sayles 402.699.2486

Armbrust Acres News

January 10, 2017 - Board Meeting!

The board meeting will be held at the Beck 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 Beck residence at 16636 Frederick Circle.

Lost & Found:

Please contact Rose Bockleman if you

have any information about lost or found items at 402-697-9250 or email rbockleman@hotmail.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 Mike Bauer at mdkcbauser@me.com.

Baby Sitting

Babysitting service available, evenings and weekends – Madeline (Maddie) Fontana is a current 7th grader who completed American Red Cross Babysitter's Training in 2015. Please give her a call for your toddler (3 and up) babysitting needs! 402-894-2173

Did you know?

A glass bottle made in our time will take more than 4,000 years to decompose.

An estimated 50,000 species inhabiting our tropical forests become extinct annually. That's an average of 137 species a day.



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www.ridgeviewanimalhospitalomaha.com

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Skin, eye, & ear care - Exotic pet care -
Prescription and non prescription diets - Puppy
& kitten care - Senior pet care - In house
radiology - Laboratory services - Ultrasound -
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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Sundays at 9:30 am

NOAH'S Event Venue – 17121 Marcy St. Omaha, NE 68118

Visit us at www.gracehillomaha.com

OR

Call your AA neighbor for more information

David & Suzette Doerr
dsdoerr614@yahoo.com
(402) 334-5265



Welcome the Craig Family!



Nolan and Cassandra Craig moved to Armbrust Acres in November and are residing in Oak Circle.

As a family, they love going to the library, local parks, the zoo, and hanging out with family.

Welcome to Armbrust Acres!

They moved to Armbrust from Woodhaven because they loved the location and thought we have such a nice neighborhood with great neighbors!!

Both, Nolan and Cassandra, are longtime residents of Omaha and both went to Millard South High School. Cassandra teaches Spanish and Nolan works at Worldview Ltd.

Together they have two children, Magnus who is 3 years old and Penelope who is just over a year old.



Go Green with Green Wings!

Green Wings

Lawn & Landscape

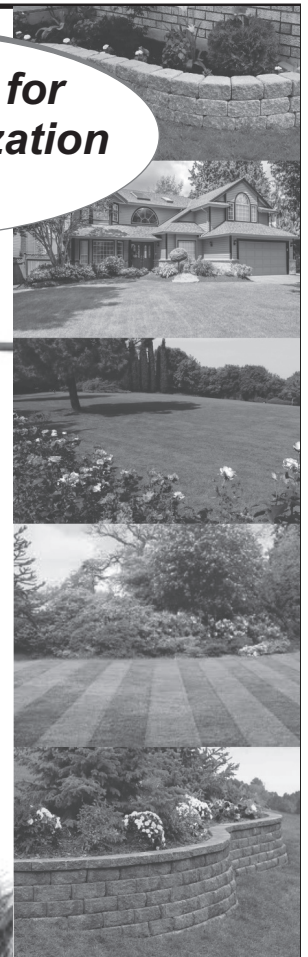
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- Power Raking
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Omaha - What Is Going On In January?

THE SOUND OF MUSIC
Orpheum Theater
Jan 24 2017 to Jan 29 2017

The beloved music and spirited story of Maria and the von Trapp family delights all ages in this brand new production. **THE SOUND OF MUSIC** features music by Richard Rodgers, lyrics by Oscar Hammerstein II, book by Howard Lindsay and Russel Crouse, suggested by "The Trapp Family Singers" by Maria Augusta Trapp.



Jamison Ross
Scott Recital Hall
Jan 20 2017



Rising star Jamison Ross delivers his hard-hitting, rhythmic jazz in Omaha for the first time! Comfortable drawing on classics while drifting toward urban beats, this gifted young drummer and vocalist won the 2012 Thelonious Monk International Jazz Competition and earned a 2016 Grammy® nod for his debut album, "Jamison."

SHAKESPEARE FESTIVAL

Omaha Symphony
 January 21 & 27, 2017
 Thomas Wilkins, conductor
 Nebraska Shakespeare, guest artists
 (performing on Friday, January 27)
 Chorus

"If music be the food of love, play on." –
 Twelfth Night
 Shakespeare's timeless texts inspire two evenings of comedy, tragedy, history and romance.



*Use Your
 Head &
 Wear Your
 Helmet!*

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RICHARD J. SCHICKER
 Armbrust Acres Resident

Call to Schedule An Appointment
402-344-4400

2809 S. 160th St., Ste. 207 - Omaha NE 68130

Project Elf 2016: Again a Success! Thank you Armbrust Acres Residents!

We would like to thank all of participated, and look forward our residents who sponsored to 2017 project Elf which will children through Project Elf be Armbrust Acres' 28th year this year. Our neighborhood of involvement with this had a list of 75 children this worthwhile community year and **all** were sponsored! project!

The representatives from the Sincerely, Jennifer and Nebraska Children's Home Madeline Fontana Society were grateful for the generous support once again. The drop-off party was well attended by Armbrust families which included grandparents, moms and dads, and even children who were involved in the gift-gathering and giving process! In the end, 2016 Project Elf was a tremendous success.

We thank all those who



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Armbrust Acres Fun For Old And Young



	3				6			2
							7	
2		8		4	1			
1	6			9				
5				1	8	6		3
8							5	7
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		5	2	8		9		

WINTER OLYMPICS WORD SEARCH PUZZLE

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

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

- Market Analysis
- Notary
- Relocation
- Financing
- New Construction



"Armbrust Residents for over 20 Years"



Char Cell: 402-677-9279 John Cell: 402-677-1111
 Ofc: 402-697-4206 Ofc: 402-697-4349
 Res: 402-333-8270 Res: 402-334-0420
 charlotte.smith@cbshome.com john.rohwer@cbshome.com

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