

Happy New Year 2016

# Armbrust Acres

Your Neighborhood, My Neighborhood, Our Neighborhood...

VOLUME 5, ISSUE 09

JANUARY 2016

## Board Of Directors

**President:** Brian Fontana  
bafontana@yahoo.com

**VP:** 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**  
mdgdm10@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

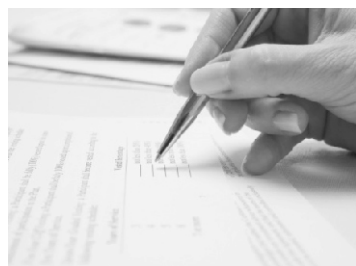
**Garage Sale:** Rose Rutherford  
rrutherford@cox.net

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

## 2016 Membership Dues - By Dave Campagna

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 2016 are \$135.

You will find the 2016 dues notices as an insert within the newsletter. Please complete the form and send it along with your payment to the address listed.



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 years directory that you would like taken out please let us know that as well.

We wish to thank our resident realtors at CBS Home, John Rohwer and Char Smith for their continuing support in producing our neighborhood directory. Without their financial assistance and dedication to the neighborhood it would be difficult to put together the directory for all to use.

At last year's annual meeting it was decided by the majority of homeowners in attendance to increase dues to \$135. Dues for 2016 will be used for insurance, snow removal, mowing of the park and viewing area, park maintenance, replacing dead trees due to the breakout of the Emerald Ash Borer.

This year you can call David Campagna at 402.578.5205 and pay by credit card. if desired. 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. Because of you and our corporate sponsors, we were able to pay for the majority cost for the Independence Day celebration with the supplemental donations.



In case you are wondering what your dues are paying for, they include items like utility bills, maintenance of the entrances, the viewing area and the park. They also include snow removal on

neighborhood owned sidewalks, trash removal at the park and entrances, landscape improvements, mowing, fertilizing, and treating and trimming trees/shrubs in the cul-de-sacs. We also have to pay property taxes to the city for the park, insurance, professional fees and assorted costs associated with events.



There was also a large initiative in 2015 that will carry over in to the 2016 to update our decaying park equipment. We have plans designed and costs associated with the plans and will share those at the annual meeting. The newly formed playground committee has been hard at work visiting parks across the city and getting ideas and costs for improvements.

The board feels that it is very important to maintain the neighborhood 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 support!

# 2016 Armbrust Acres Baseball Field & Park Shelter Reservation Guidelines For Coaches And Neighbors

Armbrust Acres resident Mike Bauer has been responsible for scheduling the Armbrust Acres baseball field and the park shelter in the past. We are thankful to be able to say that Mike will continue to manage the scheduling in 2016. The park shelter and the baseball field are part of Armbrust Park which is owned



and maintained by the Armbrust Acres Homeowners Association. Park rules and guidelines are standardized to ensure all Armbrust homeowners and every eligible team has an opportunity to use the field," said Shane.

Please contact Mike via email at [mdkcbauer@me.com](mailto:mdkcbauer@me.com) for more information about the usage rules and the availability for the spring sessions (March-July). Once the rules and availabilities have been discussed, coaches may start to schedule the time slots requests with Mike via email as early as noon on Sunday, February 7th.

If you would like to make use of the Park Shelter for a family event or something



similar, email Mike at [mdkcbauer@me.com](mailto:mdkcbauer@me.com) to make a reservation for your special occasion.

Thank you for respecting 2016 guidelines!

## Help Us, Help You, Help Armbrust!

Based on our residents' feedback, the Homeowners Association has setup a central point of contact for all

**communication**, either public or private,

to the Armbrust Acres Homeowners Association.

**Armbrust.Voice@gmail.com** has been created as a single point of contact email address for all residents to voice their opinion, submit complaints, suggest improvements, tell us about your concerns, make us aware of potential issues in the neighborhood, send a compliment or 'Thank You', or to get

your Armbrust questions answered. Now you do not need to find the right person to address your comments to as we will direct your note to the appropriate person or group within the Homeowners Association.

Every submission will be taken seriously and we will respond directly within a few days. We may also let you know that your submission will be discussed and addressed during the following board meeting. Depending on the subject matter and appropriateness to other Armbrust residents, you may also see your submission in our monthly

newsletter. Each submission must include your name, address, and best times/methods of contacting you so we can respond as quickly as possible. We cannot accept anonymous submissions, but your submission will remain confidential (with the Homeowners Association members) if requested.

So, please give **Armbrust.Voice@gmail.com** a try and let the Armbrust Acres Home owners Association know if there is anything we can help do for you!!!

Thank you!

Monday-Saturday 11.00 AM-10.00 PM  
Sunday 3.00 PM-9.00 PM

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Armbrust Acres Newsletter Coupon - January 31, 2016

## Armbrust Acres News

### January 13, 2016 - Board Meeting!

The January board meeting will be held at the Krueger 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 3518 S 163rd Street.

### Playground: Next Steps

In the coming weeks Armbrust Acres neighbors will be visiting you to hand out information on the progress of the playground initiative.

Keep your eyes peeled for them and for additional updates on the playground!

### Lost & Found:

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 & 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 mdkcbauer@me.com.

## Contribution

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.*

## Did you know?

Native Americans used to name their children after the first thing they saw as they left their teepees after their children were born, hence the names Sitting Bull and Running Water.

## AAHA - Open Positions - Join us!

We are always looking for new Member-At-Large and we are also looking for a Secretary.

The Homeowners Association is the cornerstone of a planned residential community. It brings continuity and order to the community, it preserves the architectural integrity and it maintains the common elements. Properly run, the association promotes the concept of "community" and protects the neighborhood's property values. In many cases, it collectively makes available recreational and other facilities that might not otherwise be

affordable or available to homeowners and residents on an individual basis.

### What are the Secretary's responsibilities?

The secretary of the association is responsible for keeping and maintaining a record of all meetings of the board and the membership and is the custodian for most of the official records of the association. The position of secretary is not simply a clerical position. In many cases, the secretary will not actually keep the minutes of the meetings, but will be responsible for obtaining someone who will do so as a recorder or

assistant secretary. As the custodian for the minutes and other official records of the association, the secretary is responsible for insuring access to those records by the members of the association and their authorized representatives.

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.

For more information please contact Brian Fontana at bafontana@cox.net or (402) 894-2173.



## Armbrust Acres Housing Market

There are currently 2 homes for sale in Armbrust. The average price is \$354,500 with an average market time of 149 days.

There have been 26 homes sold in the last year. Average price was \$270,333 with an average time of 19 days. Currently there are 0 properties pending. Please call one of us for a complete market analysis report.

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

\$469,000  
16581 Nina Cir  
\$240,000  
3111 S 165th Ave



# City of Omaha - Winter Preparation

Most Omaha residents know that winter is cold, sometimes snowy, and always unpredictable. City forces are capable of handling most snow events and keeping the roads open around the city. However, there are times during and after every snow fall, when some drivers prefer not to venture out. Trips are going to take longer due to slower traffic speeds. Sometimes drivers are wise to take alternate routes to avoid steep streets or take more heavily traveled and better treated streets.

It is best not to find yourself in a situation when you have to go out and the streets are not completely clear. This can be done with a little planning and keeping an eye on the weather forecast. Winter weather is easy to follow in the Midwest; the weather is a top story whenever there is snow or icy conditions in the forecast.

## Driving

When city streets are snow or ice covered, the capacity of the entire street network is reduced. People drive slower. People use more caution at intersections, reducing the number of vehicles that pass thru a signal per cycle. People tend to put greater distance between themselves and the car in front. All of this means that during wintry road conditions, our main roads can carry fewer vehicles.

Drivers are urged to eliminate unnecessary and discretionary trips at these times.

Consolidate trips. Take care of as many errands as you can when you go out. (This is good way to save gasoline, too.) Don't let critical household supplies dwindle. Keep frozen or canned foods handy so that you always have a couple days worth of good, nourishing meals.



Keep at least one week's medications on hand. Do not wait until the last day to fill regular prescriptions.

Keep a week's supply of infants' and children's items. An emergency supply of diapers, baby food, formula, etc. should be kept in reserve.

Lastly, be flexible. Consider changing plans and canceling events if conditions warrant. A quiet night at home can be a relaxing break in a busy schedule.

## Home and Business Owners

Homeowners and business owners have snow removal responsibilities that help keep our City safe. By practicing a few common courtesies, traveling around Omaha can be better for everyone.

Clear sidewalks promptly; especially if your walk is next to a busy road. If pedestrians are forced to walk in the street, accidents can occur. Unfortunately, City Street crews will repeatedly plow and re-cover sidewalks. We apologize for the problem this creates but it is inevitable. Sidewalks should be cleared away from the street rather than pushing the snow back towards the street.

Clear snow around fire hydrants. Do not

bury hydrants with snow from walks or drives.

Do not plow, shovel or blow snow back into the street. This often creates a dangerous refreeze condition. Salt on the street melts the snow which then refreezes as temperatures drop.

Keep your mailbox clear. City crews have to remain a couple feet away from mailboxes while plowing to avoid damaging them. Often this leaves a windrow in front of the mailbox that prevents the mailman from reaching it. The U S Post Office requires that the street in front of mailboxes be cleared or they may not deliver mail.

Be a good neighbor. The good deed will be returned. Whether it is running the snow blower a few extra feet down your neighbor's walk or making sure you don't blow snow on your neighbor's already-cleared driveway, these considerations will be remembered.

If your home has stairs or steep walks, consider using ice melt. It will prevent snow from thawing and refreezing creating a very treacherous condition.

## City Snow Removal Efforts

The City's priority during a snow event is clearing the main streets. Roughly 1/3 of the streets carry 95% of the traffic. The speeds are higher and the consequences much greater if the main streets are not in the best condition that can be achieved. During a typical winter snow event crews are plowing and spreading anti-icing material on main streets as soon as precipitation begins. They remain on these routes as long as necessary. After the snowfall stops, crews will re-treat these routes before morning and afternoon rush periods.

Source: [www.cityofomaha.org](http://www.cityofomaha.org)

# Have you considered a maintenance free lifestyle?

If so, please visit Best Construction's Ranch Villa model located at 11025 South 175 Avenue in new Tiburon Ridge.

Winter open hours, Saturday/Sunday 1-4 pm. Can't stop by during open hours, call Char Smith at (402) 677-9279 or John at Rohwer at (402) 677-1111 and

we will open the door for you.

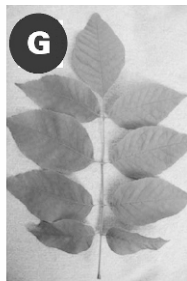
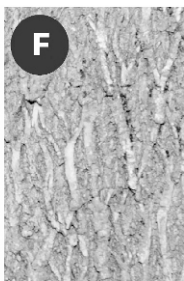
Just sit back and relax, go on vacation anytime with no worries. Your lawn, snow, trash and more will be maintained for you!

P.S. Best Construction also builds houses, your lot or ours!



# SAVE YOUR TREE FROM EMERALD ASH BORER!

The Emerald Ash Borer (EAB)  
is an invasive pest that will kill  
any untreated ash trees.



## Ash Tree ID

- E) Young Ash Tree - bark is relatively smooth
- F) Mature Ash Tree - deep ridges from the tree's base
- G) Ash leaves typically have 5-9 leaflets per leaf, arranged directly opposite of each other

## Symptoms of Emerald Ash Borer

- Dieback in tree canopy
- New sprouts forming from the tree's base
- "D" shaped exit holes
- Woodpecker damage

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# Thank you for your continued support!

*We would like to say thank you for your continued support over the last year!*

*Your contribution for advertising in our monthly newsletter has allowed the Armbrust Acres Home Owners Association provide its residents with monthly updates of what is going on in the neighborhood, notifications of items which can effect our residents, helpful hints & tips for the home, contest updates, and new neighbor announcements. While supporting our newsletter, you are also giving our residents options of the wonderful services you provide.*



## **CBS Home - John Rohwer**

(Armbrust Acres Resident)

As a real estate professional at CBSHOME Real Estate, I understand the importance of working with an agent who will have your best interests at heart. That is why I believe in customer service above all else – believing that every individual deserves my full commitment and loyalty.

As a local resident, I know the area and can give you access to information that you can never find on the Internet!

I am a professional whom you can count on for all of your home buying or selling needs.

## **CBS Home - Charlotte Smith**

(Armbrust Acres Resident)

I have been serving buyers and sellers in the Omaha and surrounding communities since 1985. I am equally adept when working with buying or selling of existing homes, relocations or new construction.

I am a life long resident of Omaha and enjoy all that the community has to offer. I have included what I believe are links that will provide you some insight into the diversity of the Omaha area.

## **Ridgeview Animal Hospital**

(Armbrust Acres Residents)



*Ridgeview  
Animal Hospital*

Taking care of our clients and their pets through preventative medicine is our passion. Whatever expectations you come to us with, we want to exceed those by providing excellent customer service, utilizing first-class technicians, and high-quality veterinary medicine

and surgery. Four veterinarians on staff provide a compliment of medical opinions and availability, and a variety of services to keep your pet happy and healthy!

## **Law Offices Rich Schicker**

(Armbrust Acres Resident)



**TEAM SCHICK**

For over 35 years, Rich Schicker and his firm have helped families put the pieces back together by finding ways, as much as possible, to restore the lives of the injured and their families. We walk with our people all the way down unfamiliar paths on a journey to restored health. We fight hard for the fair compensation our clients deserve. "Choose to walk with us."

Team Schick is a law office located in Omaha, NE. Their areas of expertise include medical and professional negligence, traumatic brain injuries, workplace injuries, automobile crashes, wrongful death cases, falls on dangerous premises, dog or animal bites, wrongful termination of disability benefits, and construction injuries.

## **Alcove Companies**



At Alcove, we take pride in our team of experienced industry professionals and our unparalleled customer service. Our Omaha roofers and home improvement professionals have received extensive training across all areas of the industry, including the use of the latest technology and current health and safety legislation. By investing in our workforce, we ensure that we'll keep

providing first class service for years to come. We prioritize safety, quality, and service. There are a lot of roofing companies and remodelers to choose from in Omaha, but none of them can compare to the Alcove team. We're proud of your work when you're proud of your home!



## **Lien Termite & Pest Control**



Family owned and operated since 1975 our business is dedicated to provide not only our experience but expertise as well. Our highly experienced technicians have been providing pest control services for 40 years. We have staff available to take care of your pest problems in a prompt, professional manner.

Pests in your home are more than an annoyance or nuisance, they can cause health problems, allergies, food contamination, and damage to your home and furnishings. At Lien Termite and Pest Control, we have the knowledge and training to treat your specific pest control problems. Our service will aid to prevent future problems.



**Piezon's Pizzeria**

Piezon's Pizzeria is a locally-owned and operated carryout restaurant serving Omaha's finest pizza, pasta, calzones and fresh salad. Our goal is to provide customers with a quality product at a fair price. We take great pride in the preparation of each individual phase of your meal. We know that your money is hard earned and we want you to find great value in what we give you. Piezon's Pizzeria is Perfect on Purpose - New York inspired, thin crust fired on a 650° stone, proudly perfect and served up in your neighborhood.

**Green Wings**

(Armbrust Acres Resident)

Green Wings is a full-service landscaping company, locally-owned and operated in Omaha, NE. We take pride in offering superior service and quality products to our clients. Fully insured and licensed, we are large enough to professionally complete your lawn and grounds maintenance projects on time and according to your needs.

Green Wings Lawn and Landscape provides lawn and grounds maintenance including lawn mowing, landscaping, fertilization, weed control and chemical applications. We also offer retaining wall and paver patio installation.

During the Winter months we also offer snow removal services.

**Allstate - Jason Heard**

As a Personal Financial Representative in the Omaha area I know many local families. My knowledge and understanding of the people in this community help me provide customers with an outstanding level of service. I look forward to helping families like yours protect the things that are important – your family, home, car and more. I can also help you prepare a strategy to achieve your financial goals.

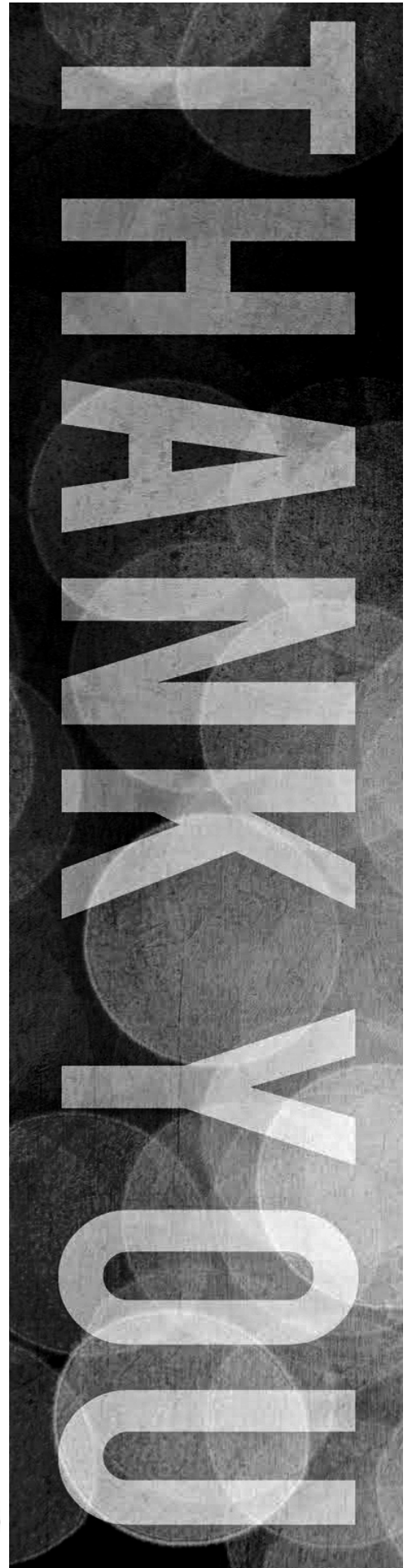
**Leafguard of the Midlands**

LeafGuard of the Midlands is an expansion office from LeafGuard of Central Iowa near Des Moines. As word of mouth traveled across western Iowa it finally reached the Missouri River and floated across to Omaha, NE. The demand for a quality maintenance free gutter system like the LeafGuard brand was in high demand for the state that is home to Arbor Day. LeafGuard of Central Iowa's owner Joe Smith saw an opportunity to expand his business and wisely decided to open another office. After careful thought and lots of planning LeafGuard of the Midlands was established in 2006. With a strong commitment to customer service, quality products and installation LeafGuard of the Midlands has become one of Nebraska's largest gutter companies.



**Armbrust Acres**

Your Neighborhood, My Neighborhood, Our Neighborhood...





## Recycle your Christmas tree with Scouting 4 Trees

Thanks for considering letting us recycle your tree, and for supporting our Boy Scout Troops:

Leave your tree on your front lawn by 9 AM on the selected pick up date. If your tree is not picked up by 4 PM on your scheduled date, please call 402 965-1458 and leave a message.

Scouting 4 Trees is a large service project where we will pickup Christmas trees and deliver them to the tree recycling centers. We're all volunteers, so the area we are able to serve is limited.

Sing up at [www.scoutingfortrees.com!](http://www.scoutingfortrees.com!)

### Our tree pickup process works like this:

- 1) You sign up for us to pickup your tree on a date you choose
- 2) We check over the signup information and turn that into a "reservation"
- 3) An email confirmation that the reservation has been made is sent, if you supply an email address
- 4) You put your tree out before 9am the day you scheduled
- 5) We come by with pickups and trailers to collect all the trees and leave a free will donation envelope
- 6) If an adjustment is needed click on the link in the confirmation email, or just sign up again and note you needed changes

Boy Scout Troops 282, 429, 558 & 570 of the Greater Omaha, NE area.



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# Omaha - What is going on in January

## Jason Aldean: We Were Here Tour

Friday, January 22, 2016

7:30PM

CenturyLink Center Omaha

Reigning three-time ACM Male Vocalist of the Year and Entertainer of the Year nominee Jason Aldean recently released his sixth studio album OLD BOOTS, NEW DIRT, which debuted at No. One on Billboard's all-genre Top 200 chart. The new album's smoking lead single, "Burnin' It Down" topped both country radio charts and earned Platinum certification only nine weeks after release, making it the fastest selling single of 2014.



## The Sleeping Beauty

featuring the Moscow Festival Ballet

Saturday, January 23, 2016 - 8:00 PM

Orpheum Theater - Slosburg Hall



The Moscow Festival Ballet returns to the Orpheum Theater for Tchaikovsky's glorious The Sleeping Beauty. This cherished ballet transports audiences to a storybook kingdom of fairytale princesses, malevolent witches, and a true love's kiss. One of the most renowned ballets in the classical repertoire, the Moscow Festival Ballet's The Sleeping Beauty is perfect for all ages.

## The Lightning Thief

Jan. 22-31, 2016

Rose Theater

Percy Jackson is about to be kicked out of boarding school...again. And that's the least of his worries since creatures from Mount Olympus seem to be walking right out of the mythology textbook and into his life. When Zeus's lightning bolt is stolen, Percy becomes the prime suspect. He must recover the stolen property and bring peace to a warring Mount Olympus in this rousing modern pop-rock musical.

Best for ages 6+ - 60 minutes without an intermission



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# Great Winter Recipes - Easy & Delicious!

## Winter Vegetable Mash

Makes 6 Servings

- 3 tablespoons olive oil
- 2 tablespoons butter
- 1 pound Yukon Gold potatoes, diced
- 1/2 pound shiitake mushrooms, diced
- 1 red bell pepper, diced
- 1 small acorn squash, diced
- 1 shallot, finely chopped
- 2 teaspoons garlic powder
- 1 pinch salt
- 1 pinch ground black pepper
- 1 cup chopped kale
- 4 sprigs fresh sage

Place oil and butter in a large skillet over medium heat. Melt butter and mix in potatoes, mushrooms, pepper, squash, and shallot. Season with garlic powder, salt, and pepper. Cook 25 minutes, stirring occasionally, until potatoes are tender.

Mix kale and sage into skillet. Continue cooking 5 minutes, until kale is wilted. Serve and enjoy!



## Italian Sausage Soup

Makes 6 Servings

- 1 pound Italian sausage
- 1 clove garlic, minced
- 2 (14 ounce) cans beef broth
- 1 (14.5 ounce) can Italian-style stewed tomatoes
- 1 cup sliced carrots
- 1 (14.5 ounce) can great Northern beans, undrained
- 2 small zucchini, cubed
- 2 cups spinach - packed, rinsed & torn
- 1/4 teaspoon ground black pepper



In a stockpot or Dutch oven, brown sausage with garlic. Stir in broth, tomatoes and carrots, and season with salt and pepper. Reduce heat, cover, and simmer 15 minutes.

Stir in beans with liquid and zucchini. Cover, and simmer another 15 minutes, or until zucchini is tender.

Remove from heat, and add spinach. Replace lid allowing the heat from the soup to cook the spinach leaves. Soup is ready to serve after 5 minutes.

## My Amish Friend's Caramel Corn

Makes 28 Servings

- 7 quarts plain popped popcorn
- 2 cups dry roasted peanuts
- 2 cups brown sugar
- 1/2 cup light corn syrup
- 1 teaspoon salt
- 1 cup margarine
- 1/2 teaspoon baking soda
- 1 teaspoon vanilla extract

Place the popped popcorn into two shallow greased baking pans. You may use roasting pans, jelly roll pans, or disposable roasting pans. Add the peanuts to the popped corn if using. Set aside.

Preheat the oven to 250 degrees F (120 degrees C). Combine the brown sugar, corn syrup, margarine and salt in a saucepan. Bring to a boil over medium heat, stirring enough to blend. Once the mixture begins to boil, boil for 5 minutes while stirring constantly.

Remove from the heat, and stir in the baking soda and vanilla. The mixture will be light and foamy. Immediately pour over the popcorn in the pans, and stir to coat. Don't worry too much at this point about getting all of the corn coated. Bake for 1 hour, removing the pans, and giving them each a good stir every 15 minutes. Line the counter top with waxed paper. Dump the corn out onto the waxed paper and separate the pieces. Allow to cool completely, then store in airtight containers or resealable bags.

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

## 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)

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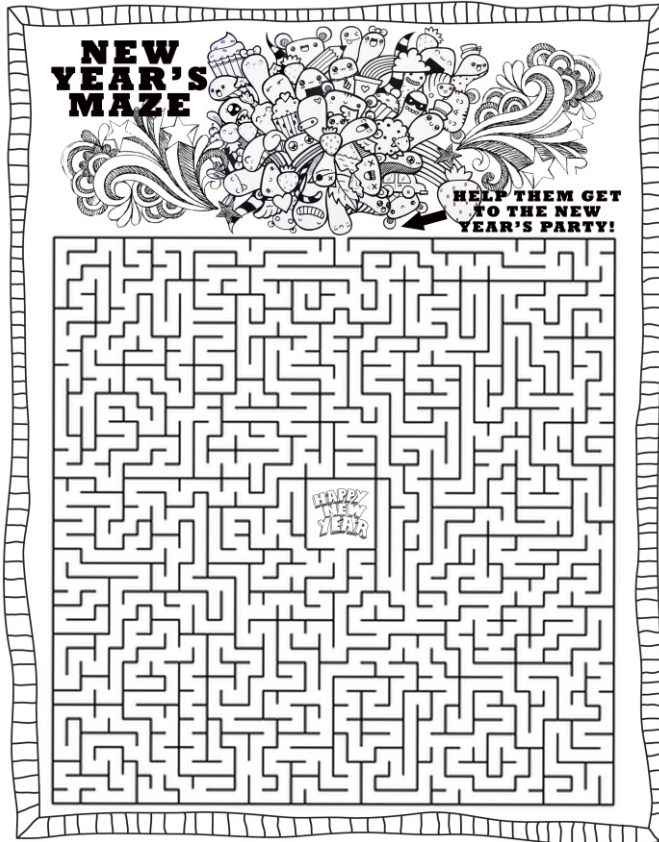
Pigeons - Bees - Carpenter Ants - Roached - Spiders  
Moles - Fleas - Clover Mites - Rodents - Snakes - Bed Bugs  
We Remove: Woodchucks, Raccoons, Possums, & Squirrels

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2903 North 84th Street - Omaha, NE



# Armbrust Acres Fun For Old And Young



		1						
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5			1	4				
	7						2	
				7	8			9
8		7			9			
4				6		3		
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2016

**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



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

SPARKLERS FIREWORKS MIDNIGHT COUNTDOWN  
 CONFETTI PARTY RESOLUTIONS CELEBRATE  
 HAPPY NEW YEAR KISS TOAST BALL