

Happy Memorial Day!

Armbrust Acres

Your Neighborhood, My Neighborhood, Our Neighborhood...

VOLUME 7, ISSUE 1

MAY 2017

Board Of Directors

President:

Open

Vice President, Newsletter

Andrew Fereday
andyfereday@gmail.com

Secretary, Website

Nancy Sayles
nancysayles1977@yahoo.com

Treasurer:

Dave Campagna
dave4245@cox.net

Operations:

Jonathan Johnson
mrjs5582@gmail.com

Membership:

Annie Beck
annie.beck@cox.net

Members At Large:

Sean O-Connell

sean.t.oconnell@hotmail.com

Mark Goodrich

mdgdm10@gmail.com

Preston Hoffmeyer

prestonhoffmeyer@gmail.com

Tim Salzbrenner

timsalzbrenner@gmail.com

Committee Chairs

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

rbrutherford@cox.net

Security Alerts: Dave Beck

dave@beckinssolutions.com

Playground Assessment Update

Have you been to the new Armbrust Acres Playground yet? As winter turns to spring, our new neighborhood park has been getting lots of use from our residents. The laughing and screams from the many children has been said to faintly sound as a collective "THANK YOU" to their neighbors.

In 2016, the assessment for a new playground was passed with more than 75% approval by Armbrust Acres neighbors. The \$300 assessment could be paid in 1 payment in 2016 or 2 payments over 2 years in 2016 and 2017. The first \$150 was due at the end of 2016 and the

remainder due in 2017. As of 4/1/2017 we still have a few neighbors that have not completed their first payment. A letter was sent out on February 7, 2017 to any residents that had not met their commitment to the 2016 portion of the assessment.



Please double-check that you have paid the 2016 portion of the assessment. There are currently a number of neighbors that have not paid

the assessment. If you are uncertain, please contact the Armbrust Acres Homeowners Association and they will confirm payment. The by-laws of our neighborhood has a process for collection of the dues that we would prefer not to utilize at this time.

We hope you will enjoy the new park and acknowledge the overall increase to the well-being of our property values and enjoyment.

The 2016 Assessments – remaining to pay
- Phase 2 (7 unpaid)
- Phase 3 (1 unpaid)
- Phase 4 (9 unpaid)

Armbrust Acres Housing Market

There are currently 2 homes for sale in Armbrust. The average price is \$265,000 with an average market time of 24 days. There have been

27 homes sold in the last year. Average price was \$ 301,140 with an average market time of 15 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.

Spring Clean-Up - May 13, 2017

9 AM - 2 PM

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

More details about this event can be found on page 4

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!**

Independence Day Celebrations - July 8, 2017

Parade, DJ, Fireworks and more...

2017 Membership Dues Update

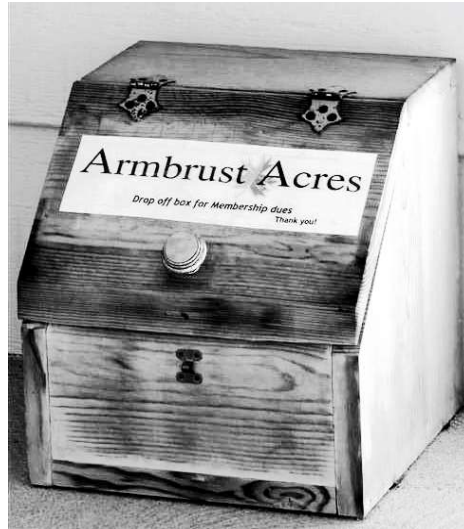
We would like to give a special "Thanks" to all of the families who have already paid their membership dues for 2017. As of April 20th, we have collected dues from approximately 74% of the residents.

A huge "THANK YOU" goes out to those who have also volunteered to help keep Armbrust Acres clean and attractive by offering their help with landscaping or be a helper during our Independence Day celebration. Many homeowners also included additional donations towards our landscaping projects and the July 4th fireworks show.

It is very important that all residents pay their dues as the money helps pay for the

extra expenses our neighborhood incurs throughout the year. We have included

the 2017 Membership Dues form on page 8 of this newsletter .



Simply complete the form and send it to Annie Beck. Her information is included on the form. You may also drop off the form with your payment in the designated box on the porch of 16636 Frederick Circle. You can also download a copy from our website at www.armbrustacres.net.

Please call Annie Beck at (402) 658-9140 if you are unable to get a copy of the form.

Thank you, AA Residents!



WASHA
LANDSCAPING

Why Choose Washa Landscaping?

- ✓ Licensed & Insured
- ✓ Satisfaction Guaranteed
- ✓ Accountability / Sole Owner Operator
- ✓ Quality Focused
- ✓ Free Estimates

- LAWN MOWING
- FERTILIZING / WEED CONTROL
- AERATION / OVERSEEDING
- SPRING & FALL CLEAN-UPS

- TREE & SHRUB TRIMMING
- LANDSCAPE INSTALLATION
- LANDSCAPE MAINTENANCE
- SNOW REMOVAL



Call Eric for your FREE estimate today...

402.990.0297

www.washalandscaping.com

Armbrust Acres News

May 16, 2017 - Board Meeting!

The board meeting will be held at the Sayles 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 Sayles residence at 16631 Wright 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 mdkcbauer@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



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.

You could write about the following for example:

- family vacations
- remodel projects
- funny stories about yourself and/or your children.
- anniversary, birthday, graduation, new family addition announcements
- shout outs for a special person
- Please email your contribution to armbrustnewsletter@gmail.com.

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

Did you know?

A dog's nose has about 4 times as many scent cells as a cat's and 14 times more than a human's. That's why dogs are often used to track down illegal drugs and missing persons. They can sniff out their dinner from any room in the house!



Ridgeview Animal Hospital

"We love to love your pets!"

(402) 333-3366

www.ridgeviewanimalhospitalomaha.com

180th & W. Center (across from WalMart)

- Surgery & Dentistry - Medicine - Vaccinations - 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



Don't miss anymore of life's precious moments.

GET THE FOG OUT!

SAVE **25% TO 75%**
of the cost of replacement glass.

Backed by a comprehensive **10 year-guarantee!**

CONTACT US
TODAY FOR A **FREE**
ON-SITE ESTIMATE



402-215-3838

ExcelWindowSolutions.com

Offering your choice of repair or replacement.

- Insulated Glass
- Window & Plate Glass
- Door Closure Repairs
- Mirrors
- Tabletops
- Window Sills
- Patio Doors
- Caulking Service
- Frame Repairs

We can do it all and save YOU money — for your home and your business!



Spring Clean Up!

May 13, 2017 - 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 on Saturday May 13 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

Rider Bros Lawn Care

Why us?

We are two brothers- Ian and Zach DeRuiter- from Armbrust Acres, eager for hard work and your satisfaction. As two student athletes attending the Millard Public School system, we are equipped with friendly smiles and worthy attitudes for you to take pride in your lawn.

Prices

Weekly or Regular Lawn Mowing

Starting **\$25** a lawn - **\$30** large lawn
\$5 more for bagged grass

One-time Lawn Mowing

Starting **\$30** a lawn - **\$35** large lawn
\$5 more for bagged grass

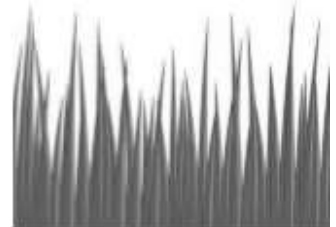
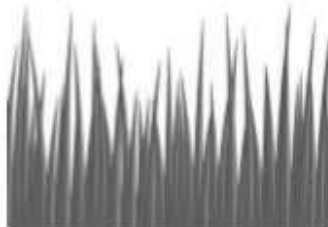


Contact Information

(402)-651-4447

OR

ianjderuiter@gmail.com

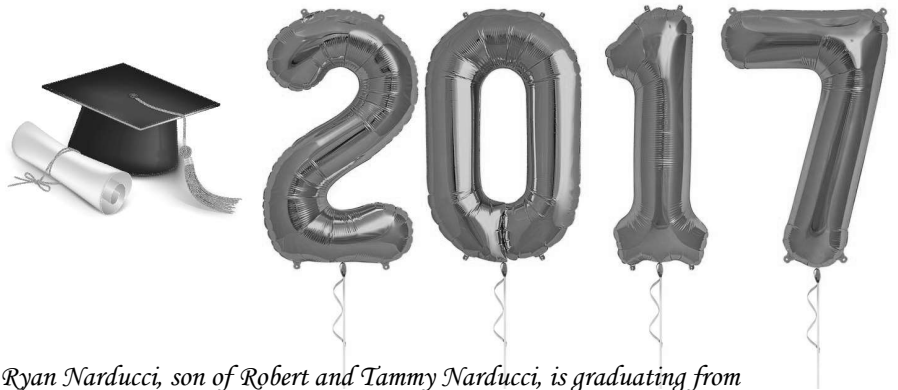


Any other lawn needs? Just ask!

Armbrust Acres 2017 Graduates



Please share your 2017 graduation and prom pictures with Armbrust Acres by sending them to armbrustnewsletter@gmail.com by May 15, 2017 to be published in our June Newsletter.



Ryan Narducci, son of Robert and Tammy Narducci, is graduating from Millard West High School in May of 2017.

Ryan is accepting the Regents Scholarship from the University of Nebraska Omaha, majoring in Physics as an undergraduate and hoping to become an Astrophysicist after he attends grad school.

Are Internships Really All That Important?

Internships are a proven way to gain relevant knowledge, skills, and experience while establishing important connections in the field. Internships are also a way to get your feet wet and find out if a specific field is something you could see yourself doing as a full-time job. Internships may be completed during fall or spring semester or full time over the course of the summer. Unpaid internships may be easier to get but may also pose problems if making money is necessary, especially during the summer. The problem is there are many who cannot afford to work for nothing so that they are forced into doing menial jobs such as wait staff or bartending in order to work their way through college.

This may preclude some from doing an internship which may really be a

detriment when hoping to get a full-time job.

Financial considerations when looking for an internship can make a big difference in the decision-making process. Sometimes students will do a part-time or full-time job to supplement the time that they are spending at their internship.

Whether an internship is paid or unpaid there are many things that need to be taken into consideration in order to decide if an internship is worthwhile. It's important to decide if an internship will ultimately be in the best interest of the student in order to help them meet the requirements they will need when applying for a full-time job.

Some colleges also offer funded

internships for students. Check with your college to see if they offer a funded internship program that may help to meet the requirements of your college curriculum while offering experiences that employers seek when hiring new college graduates for entry level jobs. In addition, many foundations and organizations offer financing to college students so they may try writing to a number of them to see if they provide funding for college students seeking to do internships in their field.



NEWER ROOF. LOWER RATE.



Jason Heard Agency • 402-337-8000
jasonheard@allstate.com

Your home's newer roof could save you money on your homeowners insurance. *Call me today to find out how.*



Allstate®
House & Home Insurance

Monday - Friday 9am - 5 pm
15821 W Dodge Road #162 - Omaha, NE 68118



Armbrust Acres

2017 Membership Dues - Due January 1, 2017

Please send your Membership Dues check in the amount \$135 payable to AAHA to:

AAHA Membership c/o Annie Beck - 16636 Frederick Circle - Omaha, NE 68130
or contact Dave Campagna at 402.578.5205 if you wish to pay via credit card.

The AAHA is also asking you for a donation in order to support ongoing landscaping efforts and our July 4th event. It has become a tradition in our neighborhood, as well as surrounding neighborhoods, making Armbrust Acres a more attractive and family-oriented place to live.

Please specify the amount you and your family would like to donate.

Donations for the ongoing landscaping efforts and fireworks should be sent as a separate check.

- ☐ Included is a separate donation of \$15 to help support landscaping efforts.
- ☐ Included is a separate donation of \$ _____ to help support landscaping efforts.
- ☐ Included is a donation of \$ _____ to help support the AAHA Fireworks.
- ☐ Included is a donation of \$15 to help support the AAHA Fireworks.
- ☐ Included is a donation of \$ _____ to help support _____.

As members of AAHA you may list any special services you would like to offer in the "Services Available" section of the directory. Example: babysitting, yard work, snow removal, pet care etc... **To list your services, fill in the *SERVICES* box next to each member's name.**

EACH MEMBER OF YOUR HOUSEHOLD needs to list his/her services next to their name in the area BELOW if they wish to be listed in the next AAHA Directory.

		SERVICES
Last Name 1	First Name 1	
Last Name 2	First Name 2	
Child 1	Birth Year	
Child 2	Birth Year	
Child 3	Birth Year	
Child 4	Birth Year	
Address		Permission to publish children's names and birth year Circle one Yes No
Home Phone:		Email (not published in the directory):
Emergency/ Cell Phone 1		Emergency/ Cell Phone 1

KEEP ARMBRUST ACRES A PREMIER OMAHA NEIGHBORHOOD! Help with various AAHA activities. Many Volunteers are needed in keeping our neighborhood the best place to live in Omaha. **Seriously**, consider the opportunities in our neighborhood. **Thank you for your support!**

- | | | |
|--|--|---|
| <input type="checkbox"/> Board Member | <input type="checkbox"/> July 4th Helper | <input type="checkbox"/> Kids Connection Helper |
| <input type="checkbox"/> Social Committee Member | <input type="checkbox"/> Grounds Helper | <input type="checkbox"/> Other _____ |

Are you new to Armbrust Acres? Welcome to the neighborhood!

Please indicate the previous owner of your home so we can update our database. Thank you!

--

We've got your neighborhood **covered!**

*Happy Customers
Are our Strongest Credential
Get the service you need done today!*

- Custom Home Additions
- Basement Remodeling
- Patio Enclosures
- Custom Decks
- Sunrooms
- Windows
- Siding
- Doors
- Roofing
- Tree Service



Alcove

Call Today For A Free Estimate

402.991.3929

alcovecompanies.com

Licensed - Bonded - Insured



Omaha - What Is Going On In May?

Chris Mann
May 05 2017
Scott Recital Hall

Join "The Voice" breakout star Chris Mann for a glittering evening of music from the Golden Age of Broadway, the Great American Songbook and his chart-topping albums. Fans adored this classically trained yet soulful crooner when he starred as The Phantom at the Orpheum Theater last season!



SOMETHING ROTTEN!
May 16 2017 to May 21 2017
Orpheum Theater



With its heart on its ruffled sleeve, this hilarious smash set in 1595 tells the tale of two brothers desperate to write a hit play.

When a local soothsayer foretells that the future of theater involves singing, dancing and acting at the same time, Nick and Nigel set out to write the world's very first MUSICAL! With its heart on its ruffled sleeve and sequins in its soul, SOMETHING ROTTEN! is "The Producers + The Book of Mormon x The Drowsy Chaperone. Squared!"

Discover the Dinosaurs
UNLEASHED Tickets
May 12, 2017 - May 14, 2017
CenturyLink Center

Discover the Dinosaurs UNLEASHED Venture back to a time when the dinosaurs roamed the earth at the ALL NEW Discover the Dinosaurs UNLEASHED! Experience up-close encounters with a lifelike Stegosaurus, Velociraptor and the king T-Rex in this thrilling walk-through exhibit. Kids can also meet a baby Apatosaurus, take an exciting spin in the Jurassic Jeeps at the Dino Raceway and visit the Kids Adventure Zone filled with themed bouncy houses, crafts, face painting and more.



Go Green with Green Wings!

Green Wings

Lawn & Landscape

Your Resident Turf Care Provider - Tim Salzbrenner!

**Call today
 for a free
 estimate!**

- Fertilizing & Aeration
- Mowing & Sidewalk Edging
- Power Raking
- Lawn Renovation
- Sprinkler Maintenance



402 - 290-7199



End of the School Year Survival Tips

With just a few months left until the end of the school year, you may already be wondering just how it is possible to get to the end without becoming batty. With spring and warmer weather still to come, students continue to have their own excuses for not putting 100% effort. And of course, there are more non-school related activities that may distract them. Perhaps you already for example, teach fewer students because of some of these “distractions.”

So how can you keep it together and still thrive in the classroom? This guide will show you how:

1. Don't fight the system.

When it comes to canceled lessons and other unpredictable and school-related matters, there is really nothing you and I can do about it. Keep your cool and continue as best you can. As the old saying goes, “pick your battles wisely.” Fighting the system will only make your job harder but there are plenty of things you can do that aren't just about surviving in the classroom.

2. Don't Compare Yourself to Other Teachers.

So what if other teachers seem to have better control of their classes? It might take you an entire year to develop a classroom management plan that is effective for your class, but again, so what? You are unique.

3. Stick to teaching core subject skills until the very last school day possible.

The trick is to continue teaching important educational and subject skills (not just those that are test-related) in a fun and motivating way.

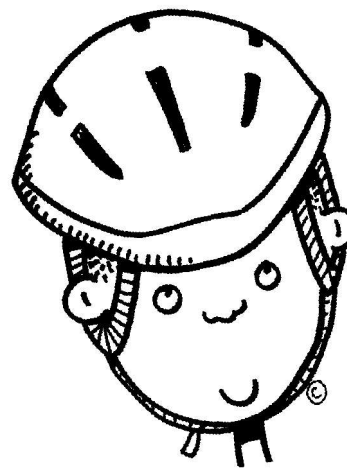
4. Set your intentions for success.

Set your intentions for success especially during the last few months of the school year when time and curriculum constraints and high-stakes testing can wear you down. As Suzanne Lieurance says, “have every thought, statement and action reflect that all day long. Teachers know that they generally get what they expect of their students. What

someone says about you can help you create a totally different and new expectation for yourself – so get a friend to write out a positive statement about you. Then notice how you strive to LIVE according to that statement every day.”

5. Balance Your Life.

Don't compromise on fun and meaningful activities that make you feel good about yourself. Start each day in an empowering and confident way. Don't succumb to the pressures but rather accept them for what they are, realizing that they too, shall pass.



*Use Your
Head &
Wear Your
Helmet!*

Law Offices Of

RICHARD J. SCHICKER

Armbrust Acres Resident

Call to Schedule An Appointment

402-344-4400

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

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.net

Advertising: armbrustadvertising@gmail.com
Andrew Fereday



All Of Our Service
People Are Experienced,
Insured, Bonded.

Call Today

(402) 397-8884

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

www.lienpestcontrol.com

2903 North 84th Street - Omaha, NE



Armbrust Acres Fun For Old And Young

Mother's Day

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

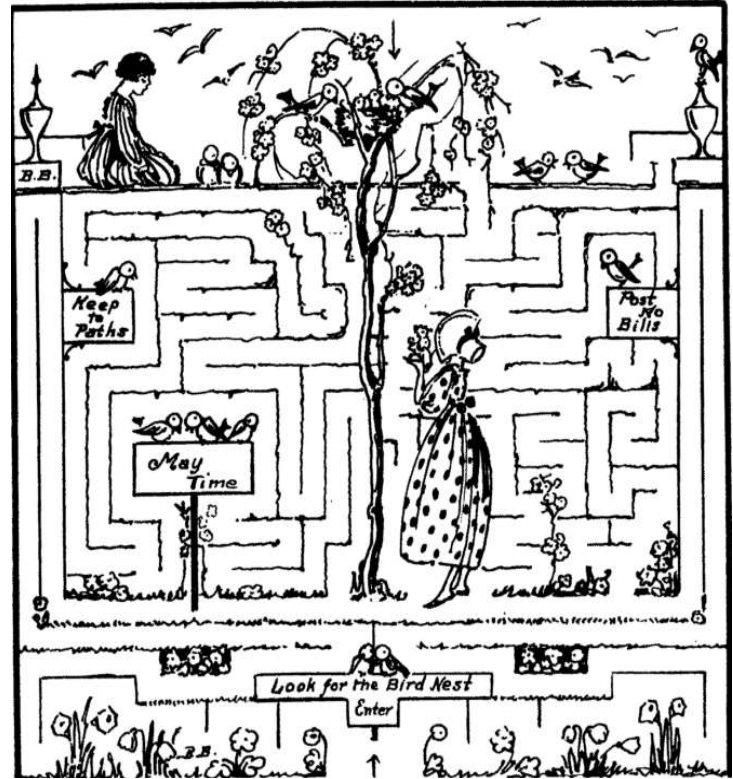
BREAKFAST
FAMILY
HEART
MAMA
MOMMY
UNIQUE

CARING
FLOWERS
KISSES
MAY
MOTHER

CHILDREN
FOREVER
LOVE
MOM
SPECIAL



MAY - MONTHLY MAZE



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

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

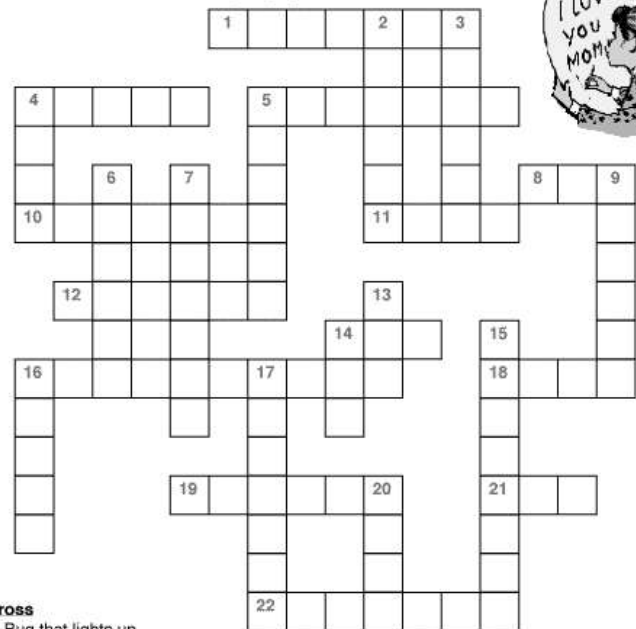


"Armbrust Residents for over 20 Years"



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

Squigly's Crossword



Across

1. Bug that lights up
4. What you sow in your garden
5. He owns this playhouse
8. Baby bear
10. Warm, cold, sunny, etc.
11. Opposite of up
12. A suit in cards
14. Used a chair
16. May 9
18. Night birds
19. Outdoor meal
21. Opposite of no
22. Red bug with black spots

Down

2. Someone you like
3. Colour of the sun
4. _____ and tell
5. Lends, takes turns
6. Mom or dad
7. Opposite of lengthen
9. Children under 1 year old
13. Spring month
14. Liquid from trees
15. Baby frog
16. Another name for mother
17. Out of the ordinary
20. Warm and comfortable