

Happy Holidays!

Armbrust Acres

Your Neighborhood, My Neighborhood, Our Neighborhood...

VOLUME 7, ISSUE 8

DECEMBER 2017

Board Of Directors

President:
Open

Vice President
Brandon Devere
Bddevere@gmail.com

Secretary, Website, Newsletter
Nancy Sayles
nancysayles1977@yahoo.com

Treasurer:
Lyle Krueger
lyle.krueger@centurylink.net

Operations:
Jonathan Johnson
mrjsj5582@gmail.com

Membership:
Annie Beck
annie.beck@cox.net

Members At Large:

Mark Goodrich
mdgdm10@gmail.com

Preston Hoffmeyer
prestonhoffmeyer@gmail.com

Tim Salzbrenner
timsalzbrenner@gmail.com

Paula Paulson
pltrv2002@yahoo.com

Shawn Ross
rossfamily52@gmail.com

Laura Hansen
lhansen@investorsomaha.com

Jennifer Fontana
JFontana@nebraskamed.com

Committee Chairs

Social Committee
Lisa Whalen
lisawhalen@cox.net

Lost and Found: Rose Bockleman
rbockleman@hotmail.com

Garage Sale: Rose Rutherford
rbrutherford@cox.net

Security Alerts: Dave Beck
dave@beckinssolutions.com

AA Membership Dues 2018

The Armbrust Acres Home Owners Association would like to remind everyone that the 2018 membership dues are due on **January 1, 2018**. Dues for 2018 remain at \$135. You will find the notices for the 2018 dues on **page 7** of this 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 Jonathan Johnson at 408.595-8743 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 on the porch**.

Due to the tremendous response the last three years we have included the opportunity for neighbors to give additional funds to support specific Armbrust Acres events as well as 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!

Save
the
date!

Project ELF
Sunday, December 10, from 1-3 pm

Save
the
date!

Armbrust Acres Housing Market

There are currently 3 homes for sale in Armbrust Acres. The average price is \$369,133 with an average market time of 54 days. There have been 22 homes sold in the last year.

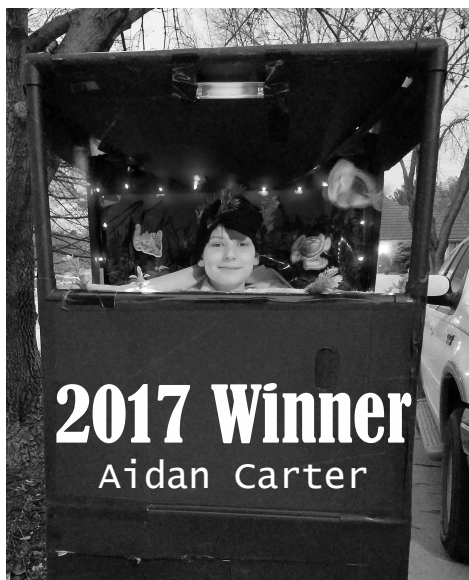
Average sold price was \$328,227 with an average market time of 31 days.

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.

Halloween Costume - Contest 2017 - Winner



Aidan Carter - The Aquarium
Complete with a chute at the top where the people would toss the candy to "feed the fish", and the candy would drop down to a compartment behind Aidan.
He worked on his costume for over a month!



Armbrust Acres News

January 12, 2018 - Board Meeting!

The board meeting will be held at the Ross residence at 7pm.

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 Ross residence at 16306 Valley Street.

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 Cory Libis at (402) 651-9133 or CoryLibis@americanwealthpartners.net.

Baby Sitting

Babysitting service available, evenings and weekends – **Madeline (Maddie) Fontana** is a current 8th 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



Vivien Gaines, 14 years old - 3 years of babysitting experience - 2 years of assisting teachers in dance classes from

ages 4 to 10

I am available in the weekends and occasionally during the week.

Contact me: (402) 403-8505 or vivijaneeg@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.

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

Did you know?

Today more than 1.76 billion candy canes are made for the holidays, enough to stretch from Santa Claus, Indiana, to North Pole, Alaska, and back again 32 times. 9.



*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



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

Call Today

(402) 397-8884

2903 North 84th Street - Omaha, NE



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

www.lienpestcontrol.com

Rick's Handyman Service



**Big jobs or small,
I'll do them all!**

Bonded & Insured

402-658-1245

www.rickfitzlerhomeimprovement.com

Project Elf 2017 - NCHS

For 28 years, the Nebraska Childrens Home Society and Armbrust Acres have partnered to help make childrens' holidays merry and bright. We are very pleased to report that we have a sponsor for all of the children published in the October and November newsletters!

Please join us for our annual gift-gathering party on Sunday, December 10 at the Fontana home, 16630 Frederick Circle, from 1 to 3 pm. Bring your unwrapped gifts, share some holiday refreshments, and enjoy the

company of your Armbrust neighbors. NCHS personnel will be on hand to answer questions and provide tax receipts. If you cannot attend the party, please feel free to drop off your gifts at an earlier time. Please contact Jennifer Fontana at 402-894-2173 or 96fontana@gmail.com if you have any questions.

Your participation in Project Elf will touch the lives of some of the most vulnerable children in our community. Thank you for partnering with the

Nebraska Childrens' Home Society this holiday season. If you missed out on sponsoring one of the children on the list, you are welcome to donate items that are necessary for year-round needs for these children. Please find a list of year-round needs below.

Thank you again for offering your continued generosity and thoughtfulness toward this worthwhile project!

Sincerely - Jennifer and Maddie Fontana

Project Elf Gift Drive - Year Round Needs List

Infants (0-12 months):

- Diapers of all sizes
- Baby Wipes
- New Bottles
- Sleepers
- Onesies
- Socks
- Clothing - sizes 3-12 months
- Receiving blankets/baby quilts
- Coats/Car Seat Covers
- Car Seats (new)
- Cribs (new)
- Pack-n-Plays
- Strollers
- High Chairs
- Educational Toys
- Soft or Board Books
- Hats, Mittens, Snow-suits



ITunes

- Photo Albums
- Journals/Planners
- Earrings, bracelets, watches

Toddlers (boys and girls ages 1 to 5 years):

- Car Seats
- Cribs (new)
- Pack-n-Plays
- Strollers
- High Chairs
- Clothing - sizes 1 to 5T
- Shoes
- Coats
- Educational Toys
- Books
- Hats, Mittens, Snow Pants

Young Teens (boys and girls 13-15):

- Bath and Body Items
- Nail Care Items
- Books
- Games
- Movie Passes
- Journals/Planners
- School Supplies
- Gift Cards

Teens/Young Men (ages 16-23):

- Basic Tools (screwdrivers, hammer, wrench, socket set, etc)
- Books
- Movie Passes
- Photo Albums
- Sports Equipment
- Gift Cards (\$20.00 or less) to stores, restaurants, ITunes

School Age Children (boys and girls ages 5 to 12):

- Booster Seats
- Clothing - sizes 4 to 12/14
- Shoes
- Chapter Books
- Board Games
- Electronic Games
- School Supplies (paper, pencils, markers, crayons, notebooks, backpacks, etc.)
- Coats
- Hats, Scarves, Mittens, Snow Pants

Teens/Young Women (ages 16-23):

- Books
- Bath and Body items
- Nail Care Items
- Movie Passes
- Gift Cards (\$20.00 or less) to stores, restaurants,

ALCOVE COMPANIES

Roofing - Sunrooms - Siding - Additions - Decks - General Contractor

Happy customers are our strongest credential. Get the service you need done today!



*We've got you covered
Armbrust residents!*

alcovecompanies.com

Licensed - Bonded - Insured

402.991.3929



***Auto Detailing
at your convenience!***

Call us today!

402-320-5376

**We Deliver Personal & Professional
Detail Service - Right to your Driveway!**

www.hometowndetailing.com - info@hometowndetailing.com

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 - Nancy Sayles

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





2018 Membership Dues - Due January 1, 2018

The Membership Dues amount is \$135

Pay By Check: AAHA Membership c/o Annie Beck - 16636 Frederick Circle - Omaha, NE 68130

Pay By Credit Card: Contact Jonathan Johnson at 408.595-8743



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!***

- ☐ Board Member
- ☐ July 4th Helper
- ☐ Other _____
- ☐ Social Committee Member
- ☐ Grounds Helper

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!

--

Armbrust Acres Fun For Old And Young

Holiday Tunes

Away in a Manger
Choir of the Bells
Dominick the Donkey
Frosty the Snowman
Holly Jolly Christmas
Jingle Bell Rock
Jingle Bells
Let it Snow
Little Drummer Boy
Little St Nick
O Holy Night
Rudolph
Santa Baby
Silent Nigh
Silver Bells
The Christmas Song
The First Noel
Winter Wonderland

Chicken Scratch NY

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



**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

Help Chrissy find her present.

