

Happy Valentines Day!

Armbrust Acres

Your Neighborhood, My Neighborhood, Our Neighborhood...

VOLUME 5, ISSUE 10

FEBRUARY 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
rbrutherford@cox.net

Security Alerts: Dave Beck
dave@beckinssolutions.com

Playground Information Meeting February 2nd and 4th at the Heritage

Armbrust Acres is one of the best neighborhoods in Omaha. What is it that makes Armbrust Acres great? There are many different answers depending on who you ask. Location? Zorinsky Lake? Park Area? Trees? The people? Etc... All of these reasons and more are why Armbrust Acres is a great place for your family to call home.



In 2014, Armbrust Acres residents formed a volunteer playground committee to analyze, brainstorm, and solve not only a safety issue in our neighborhood, but also an issue of handicap accessibility. After a year of meetings with city officials,

vendors, lawyers, neighbors, and the neighborhood board of directors, we are ready to proceed.

Information sessions on the playground plans have been scheduled for February 2nd and February 4th at The Heritage, the new senior living facility across 168th by Lifetime Fitness. We will be holding informational meetings from 6:30-7:30 to bring everyone up to speed on what the plans are. The Heritage has graciously agreed to host our meetings and serve complimentary wine and cheese. Tours of the facility will be given



beginning at 5:30 until the start of the meeting as well as after the meeting. Parking is available in their parking lot, along the street and overflow can utilize the Lifetime Fitness lot.

*The Heritage
at Legacy*

The agenda for the meetings:

1. The Playground committee will speak
2. Eric and Nicole Crouch will explain and answer questions regarding this project
3. Discuss Funding of this project
4. Discuss Voting Procedures

Thank you for joining us!
Article by Tim Salzbrenner

Armbrust Acres Housing Market

There are currently 4 homes for sale in Armbrust. The average price is \$ \$302,225 with an average market time of 53 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 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.



\$329,000
16323 Hascall St



\$320,000
2812 S 167th St



\$299,900
16318 Westfield Cir



\$260,000
16232 Wright Cir

USPS reminds customers to clear path for carriers

With winter weather in full force, the U.S. Postal Service reminds customers to give carriers a clear path by which to deliver their mail.

In the city, those on walking routes must keep steps and sidewalks clear of snow and ice so carriers can get to their mailboxes.

Postal regulations require that snow and objects be removed from curbside mailboxes. A 30-foot approach is required - 15 feet before and 15 feet after the mailbox - to allow carriers to deliver mail safely without having to exit the vehicle.

Another headache for postal carriers are trash cans, cars and other objects, which often block the approach to the mailbox or block the mailbox itself.

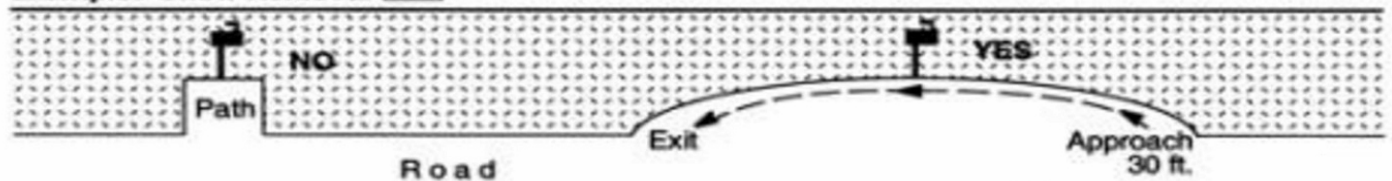
Delivery of mail could be refused by either walking or motor carriers if they are not given open access to mailboxes.

The below diagram shows how snow and other objects should be cleared for curbside mailboxes. A 30-foot approach is required – 15 feet before and 15 feet after the mailbox – to allow carriers to deliver mail safely. Keep trash cans, vehicles and other objects away from mailboxes, and make sure paths to boxes are cleared of snow and ice on walking routes..

Thank you!



Example: Snow Removal



Example: Obstructions (trash cans, vehicles, etc.)



Follow the Armbrust Acres Homeowner's Association on Facebook!
Get the latest updates on events and news and share them with your friends!

You can find information about ongoing meetings, our Independence Day celebrations, Movies at the Park, alerts, garage sales, cleanups, volunteer opportunities, lost and found information and much more.



www.facebook.com/ArmbrustAcres

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

15619 West Center Rd
Omaha, NE 68130

402-991-7437

www.piezons.com

Thank you for your support of Piezon's first year of business!

NEIGHBORHOOD PLACE, BIG CITY TASTE!

PIEZON'S
PERFECT on PURPOSE

10% OFF*

*excludes lunch specials



For Armbrust Residents Please bring this coupon!

Armbrust Acres Newsletter Coupon - February 29, 2015

Armbrust Acres News

February 9, 2016 - 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 7 pm at the Sayles residence at 16631 Wright Circle.



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 & Park 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.

AAHA - Member-At-Large & Secretary

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.

We are looking for Members-At-Large as well as a Secretary. For more information please contact Brian Fontana at bafontana@yahoo.com or (402) 894-2173.

Contribution

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?

According to the Guinness World Records, on January 28, 1887, a snowflake 15 inches wide and 8 inches thick fell in Fort Keogh, Montana, making it the largest snowflake ever observed



*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

Law Offices Of RICHARD J. SCHICKER



- Professional Malpractice
- Motor Vehicle Accidents
- Dangerous Products
- Catastrophic Injury
- Wrongful Death
- Worker's Compensation
- Premises Liability
- Probate
- Insurance Contracts

Call to Schedule An Appointment

402-344-4400

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



Nebraska Children's Home Society **Project Elf**

1,400 children received gifts valued at over **\$70,000!**



In addition to the gifts, the children received hope and the knowledge that their world is full of charitable people (like **YOU**) who care about them.

THANK YOU Armbrust Acres
and all our community partners...

First National Bank
Gordmans
Omaha Jaycees
TSYS Merchant Solutions
USPS
Express, Inc.
St. Johns Lutheran Church
Armbrust Acres
Just Jeeps
Barrington Park
Manchester Elementary

Farm Credit Services
Pentagon Federal Credit Union
FBM Millard Drywall Service
Breakfast Optimists
DTN
Hauptman, O'Brien
Salem Covenant Church
Lord of Life
Lofte Community Center
Avantas
Courteous Kids

Geri Kobes
Kim Foundation
Premier U15 Gold Volleyball
Team
Manchester Families
Aureus Medical -Rehab (C&A
Industries)
Aetna
Aureus Radiology
Eric Stevens
Aureus Medical Imaging
Division (C&A Industries)
C&A Industries



nebraska
children's home
SOCIETY

Need help getting a new roof or roof repair services?

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

Call Today For A Free Estimate

402.991.3929

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



alcovecompanies.com

Licensed - Bonded - Insured

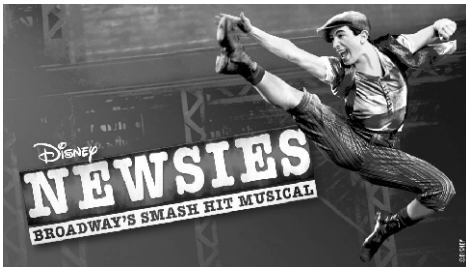
Omaha - What is going on in February?

Disney's NEWSIES

February 16 - 21, 2016

Orpheum Theater | Slosburg Hall

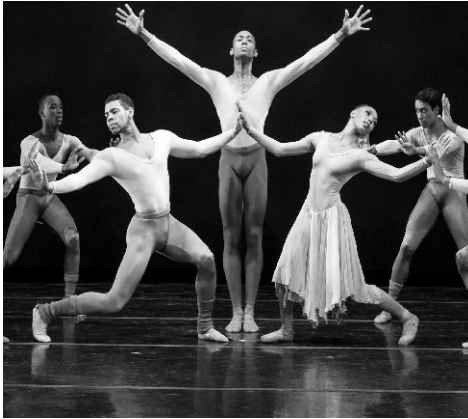
They delivered the papers, until they made the headlines... Direct from Broadway comes NEWSIES, the smash-hit, crowd-pleasing new musical from Disney. Winner of the 2012 Tony Awards® for Best Score and Best Choreography, NEWSIES has audiences and critics alike calling it "A MUSICAL WORTH SINGING ABOUT!". Filled with one heart-pounding number after another, it's a high energy explosion of song and dance you just don't want to miss.



Dance Theatre of Harlem

Thursday, February 25, 2016 | 7:30 PM

Orpheum Theater | Slosburg Hall



Dance Theatre of Harlem brings their innovative and bold new forms of artistic expression to Omaha. Described as "unequivocally cool" by the Washington Post, this renowned company performs a collection of celebrated works including Return, a contemporary piece with music from James Brown and Aretha Franklin.

On the Trail of Big Cats

with photographer Steve Winter

Tuesday, February 2, 2016 | 7:30 PM

Holland Center | Kiewit Hall

Spend an evening daringly close to tigers, snow leopards, jaguars, and cougars through the unforgettable stories and images of Steve Winter. From trekking the Himalayas in search of rare snow leopards to chronicling the nocturnal activities of the "American lion" or cougar, this determined explorer ventures far and wide to come face-to-face with his subjects.



Green Wings

Lawn & Landscape

Call for an estimate!

Go Green with Green Wings!

- Fertilizing
- Mowing
- Sidewalk Edging
- Aeration
- Power Raking
- Lawn Renovation
- Paver Patios
- Retaining Walls
- Water Features
- Sprinkler Maintenance



402 - 290-7199

Your Resident Lawn & Landscape Partner - Tim Salzbrenner!

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 bfontana@yahoo.com or (402) 894-2173.

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 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 to make a reservation for your special occasion.

Thank you for respecting 2016 guidelines!

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

Advertising: armbrustadvertising@gmail.com
Nancy Sayles 402.699.2486



**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

Ball Gown
Boyfriend
Cards
Chocolate
Crush
Date
Diamond
Fairy Tale
Girlfriend
Heart
Love Song
Pink
Proposal
Red
Romantic
Serenade
Slow Dance
Strawberry
Sunset
Tuxedo
Valentine

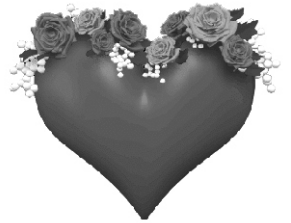
HAPPY VALENTINE'S DAY!

Chicken Scratch NY



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

I ♥ U



Love

**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



Find the differences

